



**GRASSROOTS**  
REALTY GROUP

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**179 Masters Cove SE**  
**Calgary, Alberta**

**MLS # A2145063**



**\$1,699,900**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,188 sq.ft.	<b>Age:</b>	2016 (8 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Insulated, Tandem, Triple Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Close to Clubhouse, Cul-De-Sac,		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	R-1s
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar

**Inclusions:** All built in speakers, backyard awning, hot tub wiring and breakers

Estate Lake side living at its finest! BACKING DIRECTLY ON TO THE MAIN BEACH w/ a WEST EXPOSURE in a family friendly CUL-DE-SAC, over 4,370 square feet of smartly developed space including the PROFESSIONALLY DEVELOPED BASEMENT, CENTRAL AIR, ENGINEERED FLOORING & TRIPLE GARAGE ATTACHED. Morrison built customized home developed with space & functionality for today's modern family. Enter into 9' CEILINGS an enclosed FRONT DEN, EXPANDED MUDROOM & SUPER SIZED WALK IN PANTRY. The main floor presents an impressive FLOOR TO CEILING BACK WINDOWS to showcase the panoramic BEACH & LAKE VIEWS & breaths light into the home from the FORMAL DINING AREA, back lifestyle room & central nook. A kitchen designed with SOFT CLOSE doors & drawers, FLOATING SHELVES, mosaic tiled backsplash, GAS STOVE TOP, extended height cabinets, QUARTZ COUNTERS & an entertainment size central island. The open to above brings the outdoors in, with an upper bonus room over looking the lower lifestyle room, 3 kids generous size kids rooms, a 5 piece bath, convenient UPPER LAUNDRY & primary retreat offering a spa inspired en-suite boasting his and her sinks, a full size shower, central soaker tub and water closet completing this space is the walk in closet large enough for his and hers and of course more spectacular views! Check out the wide open lower level development home to sunshine windows, 9' CEILINGS, 4 piece guest bath & a 5th bedroom as well as added storage. Enjoy the lake lifestyle without all the work on a full width DURA DECK, RETRACTABLE AWNING & MAINTENANCE FREE LANDSCAPING. Walking distance to 2 schools, the future Farmers Market and centrally located in the heart of this award winning 4 season community!

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