



**135 Masters Rise SE
Calgary, Alberta**

MLS # A2148999



\$860,000

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,017 sq.ft.	Age:	2016 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Low Maintenance Landscape, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	See Remarks, Unfinished	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters		

Inclusions: n/a

Welcome to Mahogany! Awarded as Canada's Community of the year in 2015. The bright and spacious concept floor plan is designed for today's more casual lifestyle. Live in this great location and experience the peaceful living in a 3 bedrooms, a bonus room, two and half baths, oversized kitchen with granite counter tops, a huge deck while enjoying the unblocked sun from the east. With centralized A/C, heated garage (tube type), with 220V outlet in the garage ready for electric vehicle charging. This home was built by Excel Homes with ready solar power and centralized vacuum system installation. This lovely North-West facing house is truly perfect for a growing family and enjoying all the privileges as a home-owner to access the beach and lake, walk around the wonderful walk-ways and bike lanes and easy access to schools inside the community and commercial establishments.