



**31 Masters Manor SE  
Calgary, Alberta**

**MLS # A2160095**



**\$689,900**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,466 sq.ft.	<b>Age:</b>	2018 (6 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Double Garage Detached, Oversized, Paved		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Level, Paved		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone	<b>Zoning:</b>	R-1N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** TV Wall Mounts

Located in the desirable community of Mahogany, this extremely well kept, green built certified home offers 2200 sq/ft of developed living space, a WEST facing backyard and an oversized (21.6x21.5) double garage (built in 2022) with 100 amp panel, shelving, an oversized door and paved alley (2024)! Arriving you'll be sure to notice the front porch, hardie board siding, TRIPLE pane windows and drought resistant landscaping with beautiful curb appeal. Entering the home you'll love the airy, open concept with light neutral colours and engineered laminate flooring. Off the main entryway is a spacious living room with east facing windows which flows into your dining space. Off the dining space is the kitchen with white shaker cabinets, granite countertops, stainless steel appliances (new BOSCH dishwasher 2024) and an island. The main floor is complete with a main floor den/office, backdoor mudroom and half bath. Heading upstairs you'll walk into your primary retreat with space for a king bed, a 5 piece ensuite with quartz countertops and a walk in closet. With two more bedrooms upstairs, a 4 piece bathroom (with quartz countertops) and upgraded laundry room, this is the perfect layout for a growing family. The finished basement features upgraded carpets with stain protection and warranty, another den/office (could turn into a bedroom with an added window), a 2 piece bathroom and a family room/rec space. The WEST facing backyard has been professionally landscaped with stamped concrete, some grass and access to your detached two car garage. This home is also roughed in for solar panels, central vac and is only a 4 min drive to the main beach, a 2 min drive to wetlands/walking paths entrance, a 4 min drive to Divine Mercy School, a 4 min drive to Mahogany School and 7 minutes to all the amenities Westman Village has to offer such as grocery stores,

banks, restaurants, bars and so much more!