



**18 Masters Mews SE  
Calgary, Alberta**

**MLS # A2178524**



**\$814,900**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,181 sq.ft.	<b>Age:</b>	2014 (10 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, Landscaped, Street Lighting, Rectangula		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Built-in Features, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows		
<b>Inclusions:</b>	N/A		

Welcome to this meticulously crafted home, spanning just under 2,200 square feet of thoughtfully designed living space. From the moment you step inside, you'll be captivated by the bright and open layout, where style meets functionality. The main floor boasts a central kitchen that is truly the heart of the home. Adorned with extended white cabinetry and contrasting black hardware, the kitchen features stainless steel appliances, quartz countertops, a spacious peninsula island perfect for gatherings, and a striking elongated subway-style slate backsplash. Pot lights and elegant pendant lighting ensure a warm, inviting ambiance, while wide plank white-washed oak flooring flows seamlessly throughout, adding a touch of contemporary charm. For added convenience, a pocket office is smartly positioned next to the kitchen, offering a private workspace that remains connected to the home's vibrant core. Adjacent to the kitchen, the living room is centered around a stunning gas fireplace with a stone surround and TV nook above, flanked by built-in shelving that provides both style and storage. Natural light pours in through the large back window, enhancing the room's welcoming atmosphere but don't worry the central air will keep you cool all summer long. The dining area, thoughtfully expanded by two feet, features dual doors and an expansive window that frames lovely backyard views—ideal for hosting dinners or simply enjoying a morning coffee. Upstairs, comfort meets practicality with cozy carpeting throughout. The central bonus room, perfect for family movie nights, boasts dual entrances flanking a central TV wall. The primary suite is a luxurious retreat with a vaulted ceiling, an oversized walk-in closet, and a spa-like 5-piece ensuite complete with a stand-alone shower, tub surrounded by classic white subway tiles, and a

vanity complete with dual sinks. The walk-in laundry room is equipped with built-in cabinetry, counters, and shelving, ensuring laundry day is a breeze. Two generously sized secondary bedrooms have been extended an extra two feet over the garage, providing ample space and comfort for growing families. Elegant wood railings line the staircase, adding an extra touch of sophistication. The unfinished walkout basement offers endless potential, with rough-in plumbing already in place and access to a lower concrete patio and backyard. The home's rear backs onto a paved alley, adding convenience and the possibility of RV parking. This remarkable home is a rare find, blending modern design, functional spaces, and desirable features perfect for today's lifestyle. Mahogany is a vibrant and sought-after community known for its impressive 63-acre freshwater lake and private beaches, providing year-round recreation from swimming and paddleboarding to skating. The neighbourhood features extensive pathways, natural wetlands, schools, shops, restaurants & so much more! When you move to Mahogany you're not just improving your living space, you're improving your lifestyle!