



GRASSROOTS
REALTY GROUP

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135 Masters Heights SE
Calgary, Alberta

MLS # A2206828



\$829,900

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,298 sq.ft.	Age:	2017 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Garden, Landscaped, No Neighbours Behind, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Stone	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Soaking Tub, Wet Bar		
Inclusions:	Home security hardware (no contract)		

MODERN ELEGANCE MEETS FUNCTIONAL DESIGN IN THIS FULLY UPGRADED MAHOGANY HOME! Step inside this METICULOUSLY MAINTAINED, LIKE BRAND-NEW HOME and experience upscale living with every detail thoughtfully designed. Boasting 4 BEDROOMS, 4 BATHROOMS, and a FULLY DEVELOPED BASEMENT BY THE BUILDER, this home blends everyday comfort with MODERN STYLE. Enjoy a BRIGHT & OPEN-CONCEPT FLOOR PLAN filled with STYLISH MODERN FINISHES THROUGHOUT. The GOURMET KITCHEN is a chef's dream with HIGH-END APPLIANCES, GAS COOKTOP, sleek cabinetry, and PREMIUM QUARTZ COUNTERTOPS. The spacious dining area flows seamlessly into the BEAUTIFULLY LANDSCAPED BACKYARD, while the cozy living room with a CENTRAL FIREPLACE sets the perfect mood. Stay cool in the summer thanks to CENTRAL AIR CONDITIONING. Upstairs, a CENTRAL BONUS ROOM offers flexible living space, ideal for movie nights or a kids' play area. The PRIMARY SUITE is a true retreat with STUNNING EAST-FACING PRAIRIE VIEWS and a LUXURIOUS 5-PIECE ENSUITE featuring a soaker tub, glass-surround shower, and dual vanities. Two generously sized guest rooms, an UPPER-FLOOR LAUNDRY ROOM, and another full bathroom complete this level. Downstairs, the FULLY FINISHED BASEMENT extends your living space with a LARGE RECREATION AREA, WET BAR, SPACIOUS FOURTH BEDROOM, and a full 4-piece bathroom, plus extra storage in the mechanical room. Stay energy efficient year-round with a DUAL-ZONED FURNACE, HUMIDIFIER & HRV SYSTEM, and NATURAL GAS WATER TANK. Outside, the REAR PAVING STONE PATIO, DECK, and LUSH GARDENS FILLED WITH FLOWERING

SHRUBS create an outdoor oasis. The home's UNBEATABLE LOCATION BACKING ONTO OPEN PRAIRIE offers tranquil views and even the occasional WILDLIFE SIGHTING. Nestled on a quiet street in the award-winning community of MAHOGANY, you'll enjoy access to a SCENIC LAKE FOR YEAR-ROUND USE, along with ABUNDANT GREEN SPACES, WETLANDS, WALKING PATHS, and convenient proximity to SCHOOLS & SHOPPING. Don't miss your opportunity to call this STUNNING HOME your own—BOOK YOUR PRIVATE SHOWING TODAY!