



GRASSROOTS
REALTY GROUP

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158 Masters Point SE
Calgary, Alberta

MLS # A2209488



\$900,000

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,418 sq.ft.	Age:	2014 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		
Inclusions:	None		

WELCOME TO THIS BEAUTIFUL DESIGNED FAMILY HOME!! This house is located across the street from MAHOGANY'S MAIN BEACH only at the walking distance of 5 minutes. Its Stylish, comfortable and on a prime Corner lot with NO NEIGHBOURING WALLS on Two sides of the house. This stunning home offers approximately 3400 Sqft of livable space which comprises of 4 bedrooms+ Large Size Bonus Room and 3.5 Bathrooms with potential to create a side entrance as its a corner lot. You will fall in love with the 9 ft. ceilings, rich hands craped laminate floors, A/C, custom window treatments and expansive windows that floods the main floor in natural light. The spacious foyer guides you to a perfect den/office space, mudroom, powder room and then opens to the beautiful living room with tile-faced gas fireplace and Trendy White Kitchen with Antique Glass Upper Cabinets & Under Cabinet Lighting. The Kitchen has Modern Upgraded Stainless steel Appliances including the Modern Built-in Microwave Oven and White Granite Countertops throughout that makes the home even more brighter. Upper level comes with Premium Laminate Flooring that gives warmth and coziness comprising a Really Huge Master Bedroom, Two Spacious Bedrooms with a Jack & Jill Bathroom, a Large Laundry Room and a Huge Bonus Room that will become the hub for play time and movie nights! The primary bedroom suite offers a large walk-in closet and gorgeous ensuite with dual vanities, separate soaker tub and enclosed standing shower. In the professionally developed basement, you will immediately notice the 9' ceilings and the huge bonus/recreation room with lots of big size windows which does not make you feel that its a basement as it gets flooded with lots of natural light. There is a Bedroom with Wal-In- Closet and Storage plus a Full Bathroom as well. The

Basement Bedroom can be perfect for guests or the growing teenager wanting a bit more space. Right off the stairs there is also a huge utility room which provides additional plenty of storage space. This beautiful corner home is within walking distance to the Mahogany Beach Club, schools, shops, public transportation and gorgeous walking paths of the wet land.