



GRASSROOTS
REALTY GROUP

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134 Masters Common SE
Calgary, Alberta

MLS # A2210948



\$999,000

| | | | |
|------------------|---|---------------|------------------|
| Division: | Mahogany | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,501 sq.ft. | Age: | 2018 (7 yrs old) |
| Beds: | 5 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Rectangu | | |

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|--------------------|--|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Laminate, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Brick, Composite Siding, Stucco, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar | | |
| Inclusions: | Front & Back Nest cameras plus video doorbell, 2 Mounted TV's, EV Charger in garage | | |

Immaculately kept, this stunning 4+1 bedroom family home offers 3,398 livable SF in the Heart of Mahogany! Beautifully upgraded and exceptionally functional, this home has been thoughtfully designed for modern family living without the need for any sacrifices. Step inside and be welcomed by a large front entry. Tremendous design allows for smooth transitions to the back mudroom or main living spaces first passing the private office. Premium laminate gives warmth to the main floor that offers 9' ceilings, a spacious open-concept living room with a cozy gas fireplace with sleek tile surround. The chef-inspired kitchen features premium KitchenAid stainless steel appliances, granite countertops, a walk-through pantry with custom shelving, and plenty of storage. A den, mudroom and powder room complete this space. Upstairs the primary retreat is both luxurious and practical complete with a 5 piece ensuite, upgraded shower with built-in shelf and an enviable walk-in closet with custom drawers and shelving. The laundry is conveniently connected through the walk-in master closet leading to a large bright bonus room and three additional bedrooms served by a 4 piece bath. The fully finished basement offers even more living space with a large recreation room, perfect for movie nights. Mounted 80" TV included!! Down the hall is a 5th bedroom, 4pc bath and built-in storage. Step outside to your private, low-maintenance yard featuring over \$30K in landscaping upgrades including a PUTTING GREEN! Enjoy summer BBQs on the composite deck with gas hook-up for the BBQ. Do not overlook the following inclusions: Front & Back Nest cameras plus video doorbell, 2 Mounted TV's, Central AC, EV Charger in garage, WATTS LED front exterior lighting function and built-In mudroom cubbies. Located on a quiet street in Mahogany, close to schools, parks, the

lake, and all amenities! This is the perfect home for your family to grow and enjoy for years to come.