

15 Masters Place SE  
Calgary, Alberta

MLS # A2235063

**\$739,900**

|                  |                                                                 |               |                  |
|------------------|-----------------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Mahogany                                                        |               |                  |
| <b>Type:</b>     | Residential/House                                               |               |                  |
| <b>Style:</b>    | 2 Storey                                                        |               |                  |
| <b>Size:</b>     | 2,402 sq.ft.                                                    | <b>Age:</b>   | 2017 (8 yrs old) |
| <b>Beds:</b>     | 3                                                               | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached, Driveway, Garage Faces Front, On Street |               |                  |
| <b>Lot Size:</b> | 0.10 Acre                                                       |               |                  |
| <b>Lot Feat:</b> | Back Yard, Interior Lot, Lawn, Street Lighting                  |               |                  |

|                    |                                                                                                                                           |                   |     |
|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                                                                                                                                | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Laminate, Tile                                                                                                                    | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                           | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                                                                                                                                      | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                                                                                                                  | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                                                                                                           | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s) |                   |     |
| <b>Inclusions:</b> | As Is Where Is.                                                                                                                           |                   |     |

Incredible Location | Mahogany Lake Access | 2,402 SqFt | Open Floor Plan | Great Living Space | High Ceilings | Quartz Countertops | Stainless Steel Appliances | Kitchen Island | Walk-through Pantry | Large Windows | Ample Natural Lighting | Upper Level Laundry Room | Upper Level Family Room | Sizeable Bedrooms | Unfinished Basement | Fully Fenced Backyard | Deck | Raised Garden Beds | Front Attached Double Garage | Driveway. Located in the highly sought after neighbourhood of Mahogany this 2-storey family home boasts 2,402 SqFt, 3 bedrooms, 2.5 bathrooms and incredible living space. The main level has an inviting open floor plan kitchen, dining and living rooms. The kitchen is outfitted with quartz countertops, stainless steel appliances, ample cabinetry and a kitchen island with both storage and barstool seating. The living and dining rooms are framed with large windows that overlook the backyard. The sliding glass doors lead to the deck and fully fenced backyard making indoor/outdoor living easy. The walkthrough pantry connects the kitchen and mud room off the interior garage door making every grocery drop easy. The main level is complete with a walk-in storage room and a 2pc bath. Upstairs holds 3 bedrooms and a bonus room with plush carpet flooring. The primary bedroom is paired with a walk-in closet and private 5pc ensuite bath. The ensuite has back to back double vanity, deep soaking tub, walk-in shower and a private washing closet. Bedrooms 2 & 3 share the 4pc bath with a tub/shower combo. The upper level bonus room is a great space to unwind in the evenings with the family. The walk-in laundry room upstairs is every home owner's dream as its located near all the bedrooms. Downstairs is an unfinished basement with rough-ins for future development. The fully fenced backyard has a deck, great lawn space and raised garden

boxes to perfect your green thumb. The front attached garage and driveway allow for 4 vehicles to be parked at any time. Hurry and book a showing today!