



**GRASSROOTS**  
REALTY GROUP

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**75 Masters Rise SE**  
**Calgary, Alberta**

**MLS # A2284006**



**\$769,900**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,216 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Front Drive		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Landscaped, Level, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Stone Counters, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	None		

Welcome to your Lakeside Dream Home! Just steps from the Beach, Clubhouse, and Park Areas, this stylish 3+1 bedroom family home combines comfort and quality in every detail. The open main floor boasts 9' ceilings, hardwood floors, and a cozy gas fireplace, plus a convenient main-floor office. The chef-inspired kitchen offers quartz counters, a large peninsula, stainless appliances, and a butler's pantry. Upstairs, enjoy a bright bonus room, upper laundry, and three spacious bedrooms — including a luxurious primary suite with double sinks, soaker tub, and separate shower. The fully finished basement adds a large rec room, full bath, and 4th bedroom — perfect for guests. Outside, the south-facing backyard is built for entertaining, with a deck, patio, gazebo, and zero-grass landscaping for easy maintenance. Complete with great curb appeal, rear lane access, and walkable access to schools, shopping, and restaurants — This one Checks all the Boxes!