



**77 Masters Street SE
Calgary, Alberta**

MLS # A2290150



\$570,000

Division:	Mahogany		
Type:	Residential/House		
Style:	2 and Half Storey		
Size:	1,588 sq.ft.	Age:	2017 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Standard S		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Quartz Counters		
Inclusions:	N/A		

Excellent opportunity for a first-time buyer, an expanding family or an investor. Located in Mahogany on Calgary's SE edge, with quick access to downtown or Alberta's natural treasures this 2.5 storey, 1,588 sq. ft., 3 bedrooms and 2.5 bathroom home allows for plenty of space to grow. The east-facing front yard has timesaving, low maintenance landscaping. On entering the foyer note the wide plank laminate flooring throughout and the high ceilings. On the right, the living room has lots of natural light due to the large front window. An adjacent den could be utilized as a home office. The dining room and kitchen are open concept. The dining area is substantial and would easily accommodate large gatherings. The kitchen is strikingly decorated in white and grays. White, modern cabinetry, stainless appliances and hood fan, light gray, quartz countertops and darker gray tiled backsplash plus an oversized window over the undermount, double sink make for a well-lit, inviting work area. A mudroom with an abundance of shelving leads to the rear deck and a 2-pc. bath complete this level. The carpeted second level boasts a generous primary bedroom with walk-in closet and an impressive 4-pc. tiled ensuite with double vanity. Two additional bedrooms share a 4-pc. bath. Laundry facilities with handy cabinets and shelving are conveniently located on this level. The lower level is unfinished and provides further options for development and expansion. The backyard is fully fenced with an expansive wooden deck for summer enjoyment. Three vehicles have room on the parking pad at the rear of the property which is accessed via the back lane. As noted, this home is close to Stoney and Deerfoot Trails, 52nd Street SE which leads to nearby shopping and restaurants, schools, playgrounds, Mahogany Lake and Wetlands and the South Health Campus. Take the

leap and seize this incredible opportunity today!