



**GRASSROOTS**  
REALTY GROUP

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**21 Masters Place SE**  
**Calgary, Alberta**

**MLS # A2299736**



**\$1,030,000**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,890 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Garage		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Few Trees, Front Yard, Garden, Landscaped, Lawn, Level		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, 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, French Door, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	Hotub, Electric Fire Place (Bonus Room), Shed		

HOME SWEET HOME! Welcome to this breathtaking, beautifully upgraded home showcasing 2,889 SQFT in one of Calgary's most sought-after and premiere lake community of Mahogany. This extremely spacious and flawless open concept 5 bedroom, 3.5 bathroom floor plan is thoughtfully crafted for growing and multi-generational families alike. As you step inside the home you will immediately notice the 9ft ceilings and luxurious hardwood flooring throughout. The chef-inspired kitchen is both stylish and functional, complete with quartz countertops, stunning center quartz island, premium stainless steel appliances; including a gas range and a pantry perfect for all your storage needs. As you move into the expansive living room, enjoy the bright natural light flooding the space through large windows and a cozy, gas fireplace for those cold days. One of the standout features of this home is the rare main floor primary retreat, complete with its own private ensuite, ideal for extended family, guests, or convenient single-level living. A versatile flex room on the main floor offers the perfect space for a home office, den, or study. Upstairs, you'll find a second luxurious primary retreat with a spa-inspired ensuite, large walk-in closet featuring built ins, along with a three additional generously sized bedrooms providing incredible flexibility for families of all sizes. You will also find a large bonus room, the perfect entertainment spot for families to come together at the end of a day and convenient upstairs laundry. The unfinished basement offers endless future potential with a full-size footprint with an exceptional layout, ready for your future development ideas—whether that's additional living space, a home gym, or income potential. For those summer days, step outside to the south facing backyard to enjoy the fully built rear deck, complete

with a BBQ gas line, pergola and hot tub &mdash;perfect for summer evenings and entertaining. Located just moments from Mahogany&rsquo;s private lake, pathways, parks, schools, restaurants, public transportation and amenities, this home offers not just a place to live, but a lifestyle to love. MUST VIEW! Don&rsquo;t miss out on lake community living and book your private tour today!