



**8112 Masters Boulevard SE
Calgary, Alberta**

MLS # A2300978



\$569,000

Division:	Mahogany		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,174 sq.ft.	Age:	2017 (9 yrs old)
Beds:	2	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn, Rectangular		

Heating:	High Efficiency, Make-up Air, Forced Air, Humidity Control, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s), Wired for Data		
Inclusions:	NA		

Great floor plan, Air Conditioning and a 22 x 24 Garage! This incredibly charming home is centrally positioned within walking distance to the beach club, wetlands, parks, playgrounds, schools, future farmers market, and all of the amenities that Mahogany has to offer. The living room welcomes you from the front entryway and offers large bright windows that flood natural light throughout the open floor plan. The upgraded kitchen includes modern cabinetry, quartz countertops, subway tile backsplash, and an upgraded chef appliance package. The impressive upper level offers two generous master's quarters each with their own upgraded ensuite and ample closet space. The developed lower level is the perfect space for entertaining with a generous size rec room, office space, and 2pc bathroom that has been roughed in for a future shower! Complete with a professionally landscaped backyard highlighted by an amazing stone patio where you can enjoy your summer nights. Make it yours!