



**GRASSROOTS**  
REALTY GROUP

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**56 Masters Court SE**  
**Calgary, Alberta**

**MLS # A2302088**



**\$1,274,900**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,703 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated C		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Creek/River/Stream/Pond, Environmental Res		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage		

**Inclusions:** Shed, Lights On Pergola, Garage Heater.

**\*\* Please click on "Videos" for amazing video Tour \*\*** Stunning views from this fabulous, fully developed 2 storey home, with walkout basement backing directly onto an environmentally protected pond - VERY RARE! Features include: 4 bedrooms up/5 total bedrooms, 3.5 bathrooms, almost 4000 total square feet developed, whisper quiet cul-de-sac, "Gemstone" lights front & back, power blinds, central A/C, insulated/drywalled double attached garage, water softener, Hardie Board siding, main floor office, putting green, newer pergola & fence, heated bathroom floor in basement, upper laundry (attached to primary), solar panels, kitchen under cabinet lighting, touch-less taps, large deck with BBQ gas line and much more! Location is outstanding - super quiet cul-de-sac, backing onto pond, right in the heart of Mahogany, all schools & amenities close by and very easy access to all major routes! HOA fee includes access to Mahogany Lake/Beach Club & all the amazing amenities Mahogany has to offer.