



GRASSROOTS

REALTY GROUP

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**124 Masters Crescent SE
Calgary, Alberta**

MLS # A2318769



\$679,000

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,959 sq.ft.	Age:	2016 (10 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Landscaped, Lawn, Level, Low Maintenance Landscape, No Neighbours Behi		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, High Ceilings		

Inclusions: Shed in back yard. Professional Hair Salon Sink - can be included or excluded

**** OPEN HOUSE - SUNDAY June 14th: 11 am - 2 pm **** Welcome to this exceptional FORMER SHOWHOME in the award-winning lake community of Mahogany. Lovingly maintained and beautifully updated, this home STILL SHOWS LIKE A SHOWHOME today 10/10. From the moment you walk through the door, you'll appreciate the attention to detail, pride of ownership, and IMPECCABLE CONDITION throughout. As you arrive, you will notice the lovely, fully landscaped curb appeal. This home has hardy board & stucco siding & features a covered porch entrance. With over 2,500 SQ. FT. OF DEVELOPED LIVING SPACE, the bright and open main floor is flooded with natural light from oversized windows and showcases timeless finishes including hardwood flooring. The kitchen features quartz countertops, extended cabinetry, stainless steel appliances, subway tile backsplash and a large island perfect for entertaining or gathering with family and friends. The dining area overlooks the backyard and provides seamless access to outdoor living. Upstairs there are 3 generous bedrooms, including a PRIMARY bedroom with a vaulted ceiling, large windows, a spacious 4 pc Ensuite with Dual Sinks & large Glass walk in shower! The perfect layout as you ready to start your day or turn in for the night! The 2nd & 3rd bedrooms are both well-sized and thoughtfully positioned making this an IDEAL LAYOUT FOR FAMILIES. The centrally located BONUS ROOM serves as the heart of the upper level, providing the perfect space for movie nights, a playroom or home office. Additional Features AIR-CONDITIONING, Upstairs Laundry Room, a Bonus room with skylights! The fully developed basement adds incredible versatility and currently features a beautifully designed PROFESSIONAL LICENSED SALON SPACE. Whether you're a HAIRSYLTIST,

ESTHETICIAN, HOME BASED BUSINESS, or simply looking for a unique flex space, this area offers endless possibilities and is styled beautifully with an electric fireplace, 4 pc bath & plenty of Storage. The salon sink can remain for the next owner or be removed if preferred, allowing the space to be customized to suit your needs. Step OUTSIDE & prepare to relax and Enjoy! The backyard has been thoughtfully curated & designed by the owner, every detail of the landscaping, plantings, and outdoor decor has been carefully selected to create a private and inviting outdoor space. Whether you're entertaining guests, enjoying your morning coffee, unwinding after a long day, having a back yard BBQ - this backyard offers beauty & function! Located in one of Calgary's most sought-after lake communities, HOA includes lake access to Mahogany's beaches, clubhouse, pathways, playgrounds, shopping, restaurants, and amenities. Stylish, functional, IMMACULATE & offering space for a GROWING FAMILY, this home checks all the boxes. Former SHOWHOME quality, a beautiful backyard & over 2,500 sq. ft. of developed living space make this home is a MUST SEE *yard photos digitally enhanced for illustration purposes*