



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

67 Masters Rise SE
Calgary, Alberta

MLS # A2347652



\$889,000

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,414 sq.ft.	Age:	2015 (11 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Interior Lot, Landscaped, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Kitchen Island, Pantry, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this beautiful 2,414 sq. ft. two-storey home in the award-winning lake community of Mahogany, ideally located across from pathways and a playground and just a short walk to the Beach Club. Featuring 4 bedrooms above grade, 2.5 bathrooms, 9-ft ceilings, triple-pane windows, engineered hardwood, a gas fireplace, and main-floor tech space. The spacious kitchen offers stainless steel appliances, quartz countertops, and a walk-in pantry. Upstairs features a bonus room, laundry, and a spacious primary suite with a 5-piece ensuite and his-and-hers walk-in closets. Enjoy the south-facing landscaped backyard with a deck and irrigation system. The unfinished basement offers future development potential. Close to schools, shopping, dining, recreation, and Mahogany's exceptional lake amenities. Immediate possession available!