



GRASSROOTS
REALTY GROUP

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43 Masters Square SE
Calgary, Alberta

MLS # A2348529

\$549,000

Division:	Mahogany		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,311 sq.ft.	Age:	2016 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Off Street		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, Quartz Counters, Walk-In Closet(s)		

Inclusions: Bench at the back door, Awning off back deck, Storage shed

Welcome to your new home in one of the city's most desirable beachside communities! Ideally situated within walking distance of the main beach club, directly across from a park, and surrounded by scenic wetlands with walking paths, this home offers the perfect combination of relaxation, recreation, and community living. Enjoy peaceful evening strolls, weekend bike rides, and all the lifestyle this exceptional location has to offer. Step inside to a bright, open-concept main floor designed for comfortable everyday living and effortless entertaining. The inviting living room features a modern fireplace complemented by shiplap and natural wood accent shelving, creating a warm and stylish focal point. The spacious kitchen is both functional and modern, featuring quartz countertops, stainless steel appliances, and plenty of room for preparing meals and gathering with family and friends. All kitchen appliances have been updated within the last three years. A convenient half bath and rear mudroom add functionality to the main level. Upstairs, you'll find the laundry area along with three well-appointed bedrooms, keeping everything conveniently located on one level. The spacious primary suite offers a peaceful retreat with a walk-in closet and private ensuite bathroom. Two additional bedrooms provide plenty of flexibility for family, guests, or a home office, while a centrally located full bathroom completes the upper level. The unfinished basement offers endless possibilities and is ready for your personal vision. Create a home gym, playroom, hobby space, or additional living area—the choice is yours! Recent updates include new kitchen and laundry appliances within the last three years, as well as new flooring and a new hot water tank in 2024. Both upper bedrooms have been repainted as well as all accent walls have been painted white. Green tile in the kitchen has been

removed. Whether you're a first-time buyer, growing family, or simply looking for a welcoming place to call home, this property delivers comfort, functionality, and an unbeatable location. With its thoughtful layout, modern updates, and proximity to the beach, park, and surrounding walking trails, this is an opportunity you won't want to miss!