



GRASSROOTS
REALTY GROUP

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66 Masters Villas SE
Calgary, Alberta

MLS # A2349949



\$929,900

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,984 sq.ft.	Age:	2017 (9 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Fruit Trees/Shrub(s), Landscaped, No Back Lane, Pie		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: Murphy bed and mattress, pergola, EV rapid charger station in garage,

HOT NEW LISTING | RENOVATED JAYMAN BUILT HOME | 2,800+ SQ. FT. | PIE-SHAPED LOT | MAHOGANY Discover one of Mahogany's finest renovated homes—an extensively upgraded Jayman BUILT residence offering more than 2,800 sq. ft. of luxurious developed living space and an exceptional pie-shaped backyard designed for entertaining. Impressive curb appeal features soaring rooflines, stone accents, a covered entrance, southeast-facing front elevation, full driveway and oversized attached double garage. Inside, wide-plank hardwood flooring flows throughout the main and upper levels, complemented by modern doors, casings, baseboards, upgraded electrical switches and plugs, LED lighting and contemporary plumbing fixtures. The chef-inspired kitchen showcases quartz countertops, custom wood cabinetry with extended mouldings, a ceiling-height tile backsplash and an oversized central island with seating. Premium appliances include a Frigidaire Professional Series five-burner cooktop, refrigerator, microwave and wall oven, plus a Bosch dishwasher. Customized soft-close drawers, a walk-in pantry and a generous breakfast nook overlooking the backyard complete this impressive workspace. The spacious family room offers additional backyard views and a striking stone-faced gas fireplace with a custom mantel. A functional mudroom and powder room feature durable tile flooring. Upstairs, you will find three oversized bedrooms, a versatile bonus room and a convenient laundry room with additional storage. The primary retreat features a large walk-in closet and spa-inspired ensuite with dual vanities, a deep soaker tub and separate glass-enclosed tiled shower. The fully finished basement adds exceptional flexibility with an oversized family and recreation room, custom Murphy wall bed, wet bar, flex space, modern

full bathroom with tiled shower, under-stair storage and a dedicated utility room. Step outside to your private backyard oasis. The expansive pie-shaped lot is fully fenced and landscaped with mature trees providing privacy and shade. Outdoor living features a 12' x 10' upper deck and a 24' x 10' lower patio complete with a pergola and gas fire table—the perfect setting for summer gatherings and relaxed evenings. Additional upgrades include central air conditioning, a high-efficiency furnace, newer washer and dryer, water softener and an electric-vehicle charging station in the garage. Beautifully renovated, thoughtfully upgraded and designed for both family living and entertaining, this exceptional Mahogany home is ready to impress. Contact your REALTOR® today to arrange a private viewing and start living the dream!