

**143 Masters Square SE**  
**Calgary, Alberta**

**MLS # A2175815**



**\$590,000**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Side by Side		
<b>Size:</b>	1,172 sq.ft.	<b>Age:</b>	2017 (7 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cement Fiber Board, Wood Frame	<b>Zoning:</b>	R-2M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Breakfast Bar, Granite Counters, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** 4 White shelves in the basement Rec Room, Wooden storage shelves in the basement

Welcome to this stunning duplex in the highly sought-after community of Mahogany, directly across from the park. The vibrant exterior warmly invites you in, and as you enter, you're welcomed by an open-concept main floor, expertly designed to maximize living space. At the front of the home, the spacious living room features a large window that fills the room with natural light. The kitchen is designed for both style and function, featuring granite countertops, a central island with a breakfast bar, tall cabinetry extending to the ceiling, one set of pot and pan drawers, and sleek stainless steel appliances, including a gas stove. For added convenience, a 2-piece bath and mudroom are thoughtfully positioned at the back of the home. Step outside to the expansive backyard and deck, where you'll find plenty of space for outdoor furniture and a gas BBQ hookup—perfect for enjoying Calgary's warmer months. Upstairs, the second floor features two generously sized bedrooms, each with a large window that fills the space with abundant natural light. The primary suite offers a walk-in closet and a private 3-piece ensuite with a stand-up shower. The second bedroom also includes ample closet space and a 3-piece ensuite with a bathtub, providing flexibility for guests or children to enjoy their own private area. A conveniently located laundry room sits between the two bedrooms. The finished basement offers a spacious rec room, ideal for family gatherings or as a versatile space to meet various needs. The utility room includes high-efficiency furnace and hot water heater, rough-ins for a future bathroom, and the home is also prepped for central vacuum installation. This home is an ideal match for first-time homeowners, professionals, small families, and down-sizers alike. With the park across the street, lake access, convenient shopping, and

a variety of dining options nearby, this location provides the perfect balance of convenience and community. Don't miss your chance to make this beautiful home yours!