

**35 Masters Rise SE**  
**Calgary, Alberta**

**MLS # A2176474**



**\$800,000**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,187 sq.ft.	<b>Age:</b>	2015 (9 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Pie Shaped Lot		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** TV brackets, Wall hooks throughout

Have you been looking for a newer home, FRESHLY PAINTED, METICULOUSLY MAINTAINED on a HUGE LOT? Looking for something that looks brand new but also has a BEAUTIFULLY LANDSCAPED YARD? Welcome Home to the delightfully UPGRADED property in family friendly LAKE MAHOGANY. Located just a hop and skip to multiple parks, pathways and the BEACH (not to mention MULTIPLE SCHOOLS). You are sure to be impressed as you step into the foyer featuring an open concept floor pan with an open to below front feature with a railed staircase and welcoming foyer. The main floor features LUXURY VINYL PLANK FLOORING throughout, 9 ft KNOCKDOWN ceilings and mud room. The LARGE AND FUNCTIONAL CHEF'S kitchen makes this an entertainers dream with UPGRADED stainless steel appliances, loads of cabinetry, SLEEK HOOD FAN and Quartz COUNTERTOPS with extended eating bar and walk-thru pantry. The dining area is spacious enough for all your dinner parties and is open concept to the cozy living room featuring a gas fireplace with CUSTOM MARBLE TILE mantle. Upstairs you will find a massive front bonus room with custom barn door separating the space from the rest of your living area, perfect for a kids playroom, comfy place to put on movie or A HOME OFFICE making work from home a breeze. The owner's retreat is spacious and features a 5 PIECE ENSUITE complete with QUARTZ COUNTERTOPS, DUAL SINKS AND SOAKER TUB with separate TILED shower and walk in closet. Another two good sized bedrooms, 4 PEICE bathroom and UPPER LAUNDRY round out this level. That's not all!!! Take a look at the MECHANIC'S SPACIOUS GARAGE complete with tool hooks and peg boards. The backyard is beautifully finished with a custom DECK complete with multiple pergolas, fire

pit and space for the dog to run! The fully landscaped and fenced yard features an impressive amount of grassy space for the kids to play. The basement is undeveloped and awaiting your design ideas. Don't miss your opportunity to own in the award winning community of Mahogany. Call your favourite Realtor today for a private viewing!