

99 Masters Manor SE
Calgary, Alberta

MLS # A2185500



\$679,900

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,619 sq.ft.	Age:	2018 (7 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot, Zero Lot Line		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters, Storage, Vinyl Windows		

Inclusions: na

Open House this Saturday January 11th, from 11 am to 1 pm. Comes complete with a FINISHED BASEMENT and double detached garage! Nestled on a peaceful street in the desirable lake community of Mahogany, this well-maintained family home offers everything needed for a growing household. With three bedrooms upstairs, a full bonus room, thoughtful upgrades, excellent curb appeal, and beautiful landscaping, this home is truly move-in ready. The welcoming front porch, ideal for enjoying morning sunrises, leads to a bright and airy interior with natural light flowing throughout. The main floor boasts 9-foot ceilings, laminate flooring, and an open-concept layout that includes a sunny living room with additional south-facing windows, a spacious dining room, and a kitchen designed for entertaining and cooking. The kitchen features quartz countertops, stainless steel appliances, pendant lighting, a full pantry, and a large window that overlooks the west-facing backyard. Upstairs, at the front of the home, the master retreat with east facing windows to wake with the rising sun, offers ample space for a king-sized bed, a walk-in closet, and a full ensuite bath. The two additional bedrooms with west facing windows, separated by the bonus room for added privacy, share a full bathroom at the rear of the house. And nestled on this floor is the conveniently located laundry. The basement has been recently developed with proper permits, providing additional living space for your family to grow into. This home has been thoughtfully cared for, extensively upgraded, and offers a bright, sunny west-facing backyard—perfect for relaxation and entertaining. The exterior of the home is equally impressive with Hardie Board siding, meticulous landscaping that includes a stunning deck, a wood pergola, fence with built-in solar panel lights, artificial grass, and a friendly

front porch. The double detached garage is great for parking and even more storage. Upgrades also include triple pane windows, Hunter Douglas window coverings throughout, tankless hot water heater, and solar panel rough-ins. The location of 99 Masters Manor is close to the east entrance to the lake, close to Rangeview Blvd so you can avoid the Mahogany congestion and that school zone, which makes for easy access to Stoney Trail and Deerfoot! Book a viewing today!