

135 Masters Heights SE
Calgary, Alberta

MLS # A2206828



\$829,900

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,298 sq.ft.	Age:	2017 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Garden, Landscaped, No Neighbours Behind, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Stone	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Soaking Tub, Wet Bar		
Inclusions:	Home security hardware (no contract)		

STUNNING 4-BEDROOM, 4 BATHROOM HOME BACKING ONTO OPEN PRAIRIE! Welcome to this METICULOUSLY MAINTAINED, LIKE BRAND-NEW HOME nestled on a quiet street with BREATHTAKING EAST PRAIRIE VIEWS and the occasional WILDLIFE SIGHTING. Featuring 4 bedrooms, 4 bathrooms, and a FULLY DEVELOPED BASEMENT BY THE BUILDER, this home offers the perfect blend of modern elegance and functional living. Step inside to a BRIGHT & OPEN-CONCEPT FLOOR PLAN with stylish MODERN FINISHES THROUGHOUT. The gourmet kitchen is a chef’s dream, boasting HIGH-END APPLIANCES, GAS COOKTOP, sleek cabinetry, and premium quartz countertops. The spacious dining area overlooks the BEAUTIFULLY LANDSCAPED BACKYARD, while the inviting living room features a CENTRAL FIREPLACE —ideal for cozy evenings. Convenient CENTRAL AIR CONDITIONING will ensure you and your guests are keeping comfortable during the summer months. Upstairs, a CENTRAL BONUS ROOM provides additional living space, perfect for a media area. The primary suite is a true retreat, with stunning east-facing prairie views, a LUXURIOUS 5-PIECE ENSUITE with a soaker tub, glass-surround shower, and dual vanities. TWO GENEROUSLY SIZED GUEST ROOMS, an UPPER-FLOOR LAUNDRY ROOM, and a full bathroom complete this level. THE FULLY FINISHED BASEMENT expands your living space with a LARGE RECREATION SPACE, WET BAR, spacious FOURTH BEDROOM, 4-piece bathroom, and extra storage in the mechanical room. Keep those energy bills in check with A DUAL-ZONED FURNACE, with HUMIDIFIER & HRV SYSTEM, and NATURAL GAS

WATER TANK ensuring your staying efficient all year long. Outside, enjoy your fully landscaped backyard featuring a deck, REAR PAVING STONE PATIO, and LUSH GARDENS filled with FLOWERING SHRUBS. This home is located in the sought-after community of Mahogany with a SCENIC LAKE, for your year round use, ABUNDANT GREEN SPACES & WETLANDS, WALKING PATHS, and CONVENIENT ACCESS TO SCHOOLS & SHOPPING. Don't miss the opportunity to own this stunning home in an UNBEATABLE LOCATION! Book your private showing today!