

## 35 Masters Heights SE Calgary, Alberta

**MLS # A2247832**



# \$645,000

|                  |                            |               |                  |
|------------------|----------------------------|---------------|------------------|
| <b>Division:</b> | Mahogany                   |               |                  |
| <b>Type:</b>     | Residential/House          |               |                  |
| <b>Style:</b>    | 2 Storey                   |               |                  |
| <b>Size:</b>     | 1,749 sq.ft.               | <b>Age:</b>   | 2016 (9 yrs old) |
| <b>Beds:</b>     | 5                          | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Double Garage Detached     |               |                  |
| <b>Lot Size:</b> | 0.07 Acre                  |               |                  |
| <b>Lot Feat:</b> | Back Lane, Rectangular Lot |               |                  |

|                    |                                                                                                                      |                   |     |
|--------------------|----------------------------------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                              | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Vinyl Plank                                                                                                  | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                      | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, Full                                                                                                       | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding                                                                                                         | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                                                                                      | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Primary Downstairs, See Remarks, Storage, Walk-In Closet(s) |                   |     |

**Inclusions:** N/A

Get ready to fall in love with this exciting opportunity to own a stunning single-family home WITH 5 SPACIOUS BEDROOMS AND 3 1/2 BATH in the vibrant lake community of Mahogany! Thoughtfully designed for growing families and modern lifestyles, with a TOTAL LIVING SPACE of 2,534.7 square feet, this home checks all the boxes—and then some! Step into a bright, open-concept main floor that blends style with functionality. The spacious living and dining areas flow effortlessly into a well-appointed kitchen with a pantry, making it perfect for both entertaining and everyday life. A mudroom keeps things organized, while a powder room adds convenience for guests. But here's the feature you'll absolutely love: the primary bedroom is located on the main floor, offering privacy, ease, and accessibility. It is complete with its own 4pc bathroom and a generous walk-in closet—your personal retreat just steps from everything! Upstairs, you'll find two more bedrooms, a bonus room for relaxing or working, a dedicated laundry room, and a stylish 4pc bathroom—ideal for family living. The fully finished basement is a game changer, featuring two additional bedrooms—each with walk-in closets, another full 4pc bath, and a huge family room that's perfect for movie nights, game days, or teen hangouts. Outside is where the fun continues! Enjoy summer evenings on the side deck and at the backyard that is beautifully finished with pavers, creating the perfect low-maintenance space for barbecues, outdoor dining, or even for a quick game of basketball. Feel secured all the time with the double detached garage keeping your vehicles protected and the fully fenced yard offering added privacy and peace of mind. And let's not forget—this home is in MAHOGANY, Calgary's most sought-after

lake community! Enjoy year-round access to the lake, sandy beaches, walking trails, top-rated schools, shops, restaurants, and endless amenities that make everyday living feel like a vacation. This is the kind of home that brings everything you've been dreaming of—and more. Come see it before someone else calls it theirs!