

\$699,900 - 91 Masters Manor Se, Calgary

MLS® #A2161269

\$699,900

4 Bedroom, 4.00 Bathroom, 1,634 sqft

Residential on 0.07 Acres

Mahogany, Calgary, Alberta

Welcome to 91 Masters Manor in the vibrant and sought-after lake community of Mahogany! This home is nestled on a wider lot on a charming street, offering fantastic curb appeal with its front covered porch and a west-facing backyard for lots of beautiful sunshine. The double detached garage with convenient paved alley access adds both functionality and ease. Step inside to discover a bright and airy floor plan, designed with seamless flow and practicality. The kitchen is tailored for efficiency, offering ample storage and easy access to both the dining and living spaces, making it perfect for entertaining. The upper level is home to the primary bedroom, complete with its own ensuite for added privacy, plus two more bedrooms, a 4-piece family bathroom, a family media room, and the added bonus of upper-level laundry for convenience. The professionally developed basement, crafted by Basement Builders, adds even more living space with a fourth bedroom, a stylish 3-piece bathroom, and a multi-purpose room ideal for a home office, family space, or gym. Notable upgrades throughout the home include air conditioning, tankless hot water, and Hardie Board siding. The seller has also invested in extra insulation and soundproofing between the laundry room and primary bedroom, as well as in the ceiling of the basement bedroom for added comfort and reduced noise transmission. Mahogany offers an exceptional family-friendly atmosphere with year-round lake activities and



amenities that cater to all ages. The home is ideally located near South Health Campus, with quick access to Deerfoot and Stoney Trail, as well as plenty of nearby schools, shopping, and services. Book your showing today!

Built in 2018

Essential Information

MLS® #	A2161269
Price	\$699,900
Sold Price	\$685,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,634
Acres	0.07
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	91 Masters Manor Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2R4

Amenities

Amenities	Beach Access, Park, Party Room, Picnic Area, Playground, Recreation Room
Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Kitchen Island, Open Floorplan, See Remarks, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Lighting, Rain Gutters
Lot Description	Back Lane, Back Yard, Lawn, Low Maintenance Landscape, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Cement Fiber Board
Foundation	Poured Concrete

Additional Information

Date Listed	September 13th, 2024
Date Sold	October 4th, 2024
Days on Market	21
Zoning	R-1N
HOA Fees	570.03
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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