



# 163 Masters Heights Calgary Alberta

\$649,900

FORMER SHOWHOME | NO NEIGHBOUR BEHIND YOU | AIR CONDITIONING | STEPS TO THE WETLANDS & THE LAKE Experience life in one of Calgary's most desirable neighborhoods-- Lake Mahogany! This property offers lakeside living at its finest. Nestled on a quiet street with no neighbors behind, it boasts great curb appeal, featuring a convenient oversized single attached garage and durable Hardie-board exterior. Step inside to find a meticulously maintained home with hard surface flooring throughout, stylish designer lighting, and soaring 9-foot ceilings. The kitchen serves as a stunning centerpiece, equipped with custom slow-close cabinets that extend to the ceiling, premium appliances, Quartz countertops, a classic subway tile backsplash, and a pantry for added storage. The kitchen opens seamlessly to a bright dining room that has direct access to your deck with BBQ gas line and a private backyard! Adjacent to the kitchen is a spacious living room with a tray ceiling detail and windows that fill the main floor with natural light. Upstairs, discover a large central bonus room ideal for movie nights, a play room or a work area. You'll also find two generously sized bedrooms, a full bathroom, and a convenient laundry room with a built-in linen closet. The expansive primary suite features no neighbors behind, an impressive walk-in closet, and a luxurious 4-piece ensuite with dual sinks. The basement offers endless possibilities with a 3-piece rough-in for plumbing and a sizable egress window. Pride of ownership is evident throughout this home. Experience the family-friendly community of Mahogany, boasting great schools, tennis courts, a community center, plenty of shops, and excellent restaurants. Enjoy 74 acres of wetlands, 22 km of paved pathways, 2 beaches and a 63-acre lake offering year-round activities like swimming, paddle-boarding, skating, and ice-fishing. Don't miss out--...

2pc Bathroom 4.58 Ft x 4.83 Ft

Dining room 5.50 Ft x 12.67 Ft

Kitchen 12.75 Ft x 12.92 Ft

Living room 12.92 Ft x 14.25 Ft

4pc Bathroom Measurements not available

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Bedroom 9.25 Ft x 15.00 Ft

Bedroom 9.08 Ft x 13.08 Ft

Bonus Room 13.17 Ft x 9.33 Ft

Laundry room 5.42 Ft x 9.92 Ft

Primary Bedroom 13.17 Ft x 16.92 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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