



## 91 Masters Manor Calgary Alberta

\$699,900

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! (id:6769)

Family room 11.08 Ft x 19.08 Ft

Bedroom 8.42 Ft x 12.25 Ft

Furnace 7.58 Ft x 17.67 Ft

4pc Bathroom 4.92 Ft x 8.42 Ft

Other 4.50 Ft x 7.58 Ft

Living room 12.00 Ft x 13.33 Ft

Dining room 8.75 Ft x 10.08 Ft

2pc Bathroom 4.92 Ft x 4.92 Ft

Primary Bedroom 10.75 Ft x 14.42 Ft

Bedroom 9.25 Ft x 11.00 Ft

Bedroom 9.25 Ft x 11.00 Ft

Bonus Room 10.83 Ft x 11.75 Ft

Laundry room 3.33 Ft x 6.17 Ft

4pc Bathroom 4.92 Ft x 7.58 Ft

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Listing Presented By:



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**RE/MAX**

**RE/MAX REAL ESTATE  
(CENTRAL)**

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Kitchen 11.50 Ft x 11.67 Ft

3pc Bathroom 7.67 Ft x 7.83 Ft