



## 143 Masters Square Calgary Alberta

\$575,000

Welcome to this stunning duplex in the highly sought-after community of Mahogany, perfectly situated directly across from a beautiful park. The vibrant exterior warmly invites you in, and as you step inside, you're greeted by an open-concept main floor thoughtfully designed to maximize space and comfort. At the front of the home, the spacious living room features a large window that floods the space with natural light, creating a bright and welcoming atmosphere. The kitchen is a perfect blend of style and functionality, boasting granite countertops, a central island with a breakfast bar, tall ceiling-height cabinetry, pot and pan drawers, and sleek stainless steel appliances—including a gas stove. For added convenience, a 2-piece bathroom and mudroom are thoughtfully positioned at the back of the home. Step outside to the expansive backyard and deck, where you'll find ample space for outdoor furniture, plus a gas BBQ hookup—ideal for making the most of Calgary's warmer months. Upstairs, you'll find two generously sized bedrooms, each featuring large windows that fill the rooms with abundant natural light. The primary suite offers a walk-in closet and a private 3-piece ensuite with a stand-up shower. The second bedroom also features ample closet space and its own 3-piece ensuite with a bathtub, offering flexibility for guests or children to enjoy their own private retreat. Conveniently located between the bedrooms is a dedicated laundry room for added ease. The finished basement provides a spacious rec room, perfect for family gatherings or versatile enough to suit a variety of needs. The utility room includes a high-efficiency furnace and hot water heater, rough-ins for a future bathroom (with framing ready for a bathroom door), and is prepped for a third bedroom with an egress window and central vacuum installation. This home is a perfect fit for first-time homeowners...

Recreational, Games room 16.00 Ft x 20.00 Ft

Furnace 16.42 Ft x 10.00 Ft

2pc Bathroom 4.67 Ft x 4.75 Ft

Dining room 17.08 Ft x 9.17 Ft

Kitchen 10.92 Ft x 11.17 Ft

Living room 11.67 Ft x 11.58 Ft

3pc Bathroom 4.92 Ft x 10.92 Ft

4pc Bathroom 4.83 Ft x 7.92 Ft

Bedroom 11.42 Ft x 10.92 Ft

Primary Bedroom 11.50 Ft x 12.58 Ft

Listing Presented By:



Originally Listed by:  
Real Broker

<http://www.themckelvielgroup.com/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)