



# 35 Masters Point Calgary Alberta

\$1,049,900

Welcome to your luxury estate home - FORMER SHOWHOME located steps away from the private main community clubhouse of the Mahogany Lake. This extensively upgraded home is located in the award-winning lake community of Mahogany. This stunning Morrison built 2-story home boasts over 2,765sq. ft. of developed space above grade. As you step into the home, you'll be greeted by a stunning main entrance that leads to the main floor. As you walk in the front door you will find the beautiful grand staircase and large open foyer (18 ft. high ceiling). As you walk further, you will come to large size flex room perfect for home office. Hallway further leads into open concept Living room, Executive Kitchen and Dining. An infinite amount of natural light permeates from the floor-to-ceiling (18 ft.) windows welcoming you to the living room and feature rock designed fireplace-Gas. A large dining area with easy access to the deck, and a chef's kitchen with custom cabinets, chimney hood fan, a huge center island, a walk-through Butlers pantry, and a large mudroom off the attached oversized double car garage. The upgraded hardwood, tile, carpeted floors, upgraded light fixtures, baseboard and trims, upgraded window coverings and curtains, rounded corners, speakers throughout, and upgraded railings add to the luxurious feel of the home. Upstairs, you'll find three bedrooms, a laundry room, and a huge bonus room which looks over the living room and front Foyer. The Master Bedroom features a stunning 5-piece bathroom with an enormous walk-in closet that has access to the separate laundry area. The other two great size bedrooms on this level share a 4pc full bathroom and have ample closet space. The space is perfect for hosting events, guests or entertaining family and friends and has easy access to the backyard. The 9 ft. tall sunshine basement has huge basement windows and was well thou...

- Other 5.75 Ft x 15.83 Ft
- Den 10.00 Ft x 13.42 Ft
- 2pc Bathroom 6.58 Ft x 4.92 Ft
- Other 5.50 Ft x 3.67 Ft
- Other 12.42 Ft x 9.58 Ft
- Pantry 5.50 Ft x 12.42 Ft
- 4pc Bathroom 9.83 Ft x 4.92 Ft
- Bedroom 10.25 Ft x 12.92 Ft
- Bedroom 10.33 Ft x 13.67 Ft
- Laundry room 6.83 Ft x 11.67 Ft
- Other 11.00 Ft x 7.42 Ft
- 5pc Bathroom 12.00 Ft x 11.00 Ft

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Listing Presented By:



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GREATER CALGARY REAL ESTATE



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Kitchen 10.25 Ft x 16.75 Ft  
Dining room 10.50 Ft x 14.92 Ft  
Living room 16.17 Ft x 14.67 Ft

Primary Bedroom 12.92 Ft x 15.00 Ft  
Bonus Room 16.00 Ft x 13.50 Ft