



# 79 Masters Heights Calgary Alberta

\$592,888

Attention savvy investors! Are you searching for the perfect investment property in the sought-after lake community of Mahogany? Look no further! This spacious 3-bedroom home, complete with excellent tenants, is just a 4-minute drive from the lake, situated on a quiet street with NO BACK NEIGHBOURS, and close to the Mahogany Wetlands and numerous scenic walking and biking paths. This SOUTH-FACING home is bathed in sunlight, illuminating the LUXURY VINYL PLANK flooring on the main level. Upon entering, you're greeted by a large foyer that leads to a welcoming family room featuring a GAS FIREPLACE, perfect for cozy winter evenings. The kitchen boasts upgraded STAINLESS STEEL APPLIANCES, STONE COUNTERTOPS, and a large island ideal for entertaining. The kitchen and living room are conveniently separated by a dining area that easily accommodates a large dining table and includes a built-in bar or workstation for those working from home. A rare SIDE PORCH accessible from the dining area offers a comfortable and private outdoor space for your morning coffee. The main level is completed by a private half bathroom and access to your backyard, ready for you to create the outdoor oasis of your dreams. Upstairs, the large master retreat includes a WALK-IN CLOSET and private ensuite with a stand-up shower and DUAL VANITIES. The two secondary bedrooms are separated from the master by a conveniently located upstairs laundry room and an additional 4-piece bathroom. The partially developed basement holds potential to include an extra bedroom, a recreation room, and is already roughed-in for an additional bathroom. Contact your favorite Realtor for a private showing! (id:6769)

Kitchen 13.33 Ft x 10.17 Ft  
 Dining room 14.00 Ft x 10.00 Ft  
 Living room 13.00 Ft x 13.00 Ft  
 Foyer 9.17 Ft x 5.17 Ft  
 Other 10.00 Ft x 6.00 Ft  
 2pc Bathroom 5.83 Ft x 4.67 Ft

Laundry room 8.83 Ft x 5.50 Ft  
 Primary Bedroom 13.17 Ft x 12.83 Ft  
 Bedroom 10.17 Ft x 9.50 Ft  
 Bedroom 9.50 Ft x 9.17 Ft  
 4pc Bathroom 11.67 Ft x 5.67 Ft  
 4pc Bathroom 8.83 Ft x 4.92 Ft

Listing Presented By:



Originally Listed by:  
eXp Realty

**RE/MAX Realty Professionals**

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