



## 99 Masters Manor Calgary Alberta

\$689,000

Nestled on a peaceful street in the desirable lake community of Mahogany, this well-maintained family home offers everything needed for a growing household. With three bedrooms upstairs, a full bonus room, thoughtful upgrades, excellent curb appeal, and beautiful landscaping, this home is truly move-in ready. The welcoming front porch, ideal for enjoying morning sunrises, leads to a bright and airy interior with natural light flowing throughout. The main floor boasts 9-foot ceilings, laminate flooring, and an open-concept layout that includes a sunny living room with additional south-facing windows, a spacious dining room, and a kitchen designed for entertaining and cooking. The kitchen features quartz countertops, stainless steel appliances, pendant lighting, a full pantry, and a large window that overlooks the west-facing backyard. Upstairs, at the front of the home, the master retreat with east facing windows to wake with the rising sun, offers ample space for a king-sized bed, a walk-in closet, and a full ensuite bath. The two additional bedrooms with west facing windows, separated by the bonus room for added privacy, share a full bathroom at the rear of the house. And nestled on this floor is the conveniently located laundry. The basement has been recently developed with proper permits, providing additional living space for your family to grow into. This home has been thoughtfully cared for, extensively upgraded, and offers a bright, sunny west-facing backyard--perfect for relaxation and entertaining. The exterior of the home is equally impressive with Hardie Board siding, meticulous landscaping that includes a stunning deck, a wood pergola, fence with built-in solar panel lights, artificial grass, and a friendly front porch. The double detached garage is great for parking and even more storage. Upgrades also include triple pane windows, Hunter Douglas windo...

Recreational, Games room 24.67 Ft x 10.75 Ft

Bedroom 10.58 Ft x 9.50 Ft

3pc Bathroom 8.58 Ft x 5.33 Ft

Furnace 9.42 Ft x 6.42 Ft

Living room 14.33 Ft x 13.33 Ft

Kitchen 11.67 Ft x 11.42 Ft

2pc Bathroom 4.92 Ft x 4.83 Ft

Other 5.50 Ft x 5.17 Ft

Family room 11.67 Ft x 11.42 Ft

Primary Bedroom 12.92 Ft x 12.42 Ft

4pc Bathroom 8.00 Ft x 5.42 Ft

Bedroom 10.92 Ft x 9.17 Ft

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Listing Presented By:



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### RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
[darylcarlson@shaw.ca](mailto:darylcarlson@shaw.ca)

Dining room 11.67 Ft x 11.83 Ft

Foyer 7.58 Ft x 4.33 Ft

Other 7.67 Ft x 4.17 Ft

Bedroom 10.92 Ft x 9.25 Ft

Laundry room 6.42 Ft x 3.08 Ft

4pc Bathroom 7.83 Ft x 4.92 Ft