

**65 Masters Row SE**  
**Calgary, Alberta**

**MLS # A2233637**



**\$799,500**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,053 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Granite Counters, No Smoking Home, Open Floorplan, Separate Entrance		

**Inclusions:** na

**REDUCED TO SELL!!!!** Welcome to a well-maintained lakeside lifestyle living, 5-bedroom fully developed Legal Suite, tremendous value, in the sought-after community of Mahogany. This home seamlessly combines style, comfort, and practicality, making it perfect for both entertaining and family living. Entering the home you'll be greeted by a generous foyer, walking past the powder room you'll come into the open concept living space. This floorplan boasts a kitchen that flows effortlessly, featuring a large walk-in pantry, stainless steel appliance package, a chimney hood fan, built-in microwave, sleek Quartz countertops, and cabinetry extending to the ceiling. The great room, overlooking the large rear backyard with oversize windows, houses a fireplace framed with custom stone and a wood mantle perfect for cozy evenings. Upstairs, you'll find a well-positioned bonus room at the center of the floor plan, offering the perfect spot for family fun. The private master retreat includes a walk-in closet and a luxurious 4-piece ensuite, while three other generously sized guest or children's rooms completes the upper level. Step outside through the back door to discover a spacious deck, ideal for dining on warm summer evenings, fenced yard provides a secure and inviting space, perfect for both children and pets to enjoy. A fully finished legal suite basement with a separate entrance from the backyard, that boasts a very large fifth bedroom, 4-piece full bathroom, large living room and a stainless-steel appliance kitchen, with lots of cabinet space to the ceiling. Clubhouse, Lake, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths, easy get away via 52nd and Stoney Trail. Don't miss your opportunity to own this perfect family home. A MUST SEE!!!