

# \$819,900 - 135 Masters Heights Se, Calgary

MLS® #A2206828

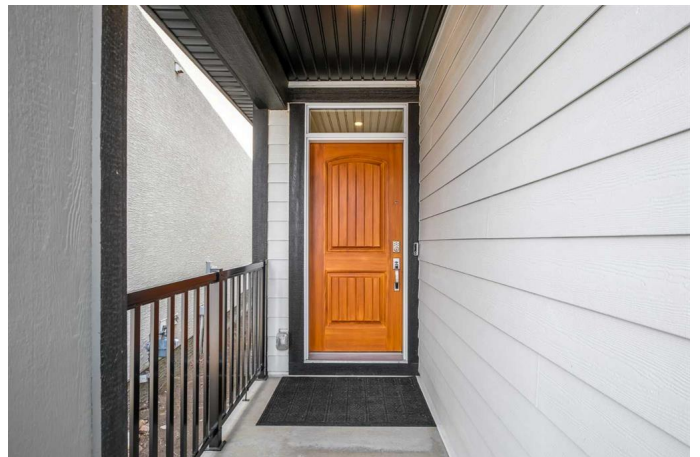
**\$819,900**

4 Bedroom, 4.00 Bathroom, 2,298 sqft

Residential on 0.08 Acres

Mahogany, Calgary, Alberta

MODERN ELEGANCE MEETS FUNCTIONAL DESIGN IN THIS FULLY UPGRADED MAHOGANY HOME! Step inside this METICULOUSLY MAINTAINED, LIKE BRAND-NEW HOME and experience upscale living with every detail thoughtfully designed. Boasting 4 BEDROOMS, 4 BATHROOMS, and a FULLY DEVELOPED BASEMENT BY THE BUILDER, this home blends everyday comfort with MODERN STYLE. Enjoy a BRIGHT & OPEN-CONCEPT FLOOR PLAN filled with STYLISH MODERN FINISHES THROUGHOUT. The GOURMET KITCHEN is a chef's dream with HIGH-END APPLIANCES, GAS COOKTOP, sleek cabinetry, and PREMIUM QUARTZ COUNTERTOPS. The spacious dining area flows seamlessly into the BEAUTIFULLY LANDSCAPED BACKYARD, while the cozy living room with a CENTRAL FIREPLACE sets the perfect mood. Stay cool in the summer thanks to CENTRAL AIR CONDITIONING. Upstairs, a CENTRAL BONUS ROOM offers flexible living space, ideal for movie nights or a kids' play area. The PRIMARY SUITE is a true retreat with STUNNING EAST-FACING PRAIRIE VIEWS and a LUXURIOUS 5-PIECE ENSUITE featuring a soaker tub, glass-surround shower, and dual vanities. Two generously sized guest rooms, an UPPER-FLOOR LAUNDRY ROOM, and another full bathroom complete this level. Downstairs, the FULLY FINISHED BASEMENT extends your living space with a



LARGE RECREATION AREA, WET BAR, SPACIOUS FOURTH BEDROOM, and a full 4-piece bathroom, plus extra storage in the mechanical room. Stay energy efficient year-round with a DUAL-ZONED FURNACE, HUMIDIFIER & HRV SYSTEM, and NATURAL GAS WATER TANK. Outside, the REAR PAVING STONE PATIO, DECK, and LUSH GARDENS FILLED WITH FLOWERING SHRUBS create an outdoor oasis. The home's UNBEATABLE LOCATION BACKING ONTO OPEN PRAIRIE offers tranquil views and even the occasional WILDLIFE SIGHTING. Nestled on a quiet street in the award-winning community of MAHOGANY, you'll enjoy access to a SCENIC LAKE FOR YEAR-ROUND USE, along with ABUNDANT GREEN SPACES, WETLANDS, WALKING PATHS, and convenient proximity to SCHOOLS & SHOPPING. Don't miss your opportunity to call this STUNNING HOME your own!"BOOK YOUR PRIVATE SHOWING TODAY!

Built in 2017

**Essential Information**

MLS® #	A2206828
Price	\$819,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,298
Acres	0.08
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	135 Masters Heights Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2M8

### **Amenities**

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Door Opener
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Soaking Tub, Wet Bar
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Other, Private Yard
Lot Description	Back Yard, Garden, Landscaped, No Neighbours Behind, See Remarks
Roof	Asphalt Shingle
Construction	Composite Siding, Stone
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 1st, 2025
Days on Market	36
Zoning	R-G

HOA Fees	504
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.