

143 Masters Square SE
Calgary, Alberta

MLS # A2193146



\$575,000

Division:	Mahogany		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,172 sq.ft.	Age:	2017 (8 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Alley Access, Off Street, Parking Pad		
Lot Size:	0.01 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Cement Fiber Board, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Breakfast Bar, Granite Counters, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: 4 White shelves in the basement Rec Room, Wooden storage shelves in the basement

Welcome to this stunning duplex in the highly sought-after community of Mahogany, perfectly situated directly across from a beautiful park. The vibrant exterior warmly invites you in, and as you step inside, you're greeted by an open-concept main floor thoughtfully designed to maximize space and comfort. At the front of the home, the spacious living room features a large window that floods the space with natural light, creating a bright and welcoming atmosphere. The kitchen is a perfect blend of style and functionality, boasting granite countertops, a central island with a breakfast bar, tall ceiling-height cabinetry, pot and pan drawers, and sleek stainless steel appliances—including a gas stove. For added convenience, a 2-piece bathroom and mudroom are thoughtfully positioned at the back of the home. Step outside to the expansive backyard and deck, where you'll find ample space for outdoor furniture, plus a gas BBQ hookup—ideal for making the most of Calgary's warmer months. Upstairs, you'll find two generously sized bedrooms, each featuring large windows that fill the rooms with abundant natural light. The primary suite offers a walk-in closet and a private 3-piece ensuite with a stand-up shower. The second bedroom also features ample closet space and its own 3-piece ensuite with a bathtub, offering flexibility for guests or children to enjoy their own private retreat. Conveniently located between the bedrooms is a dedicated laundry room for added ease. The finished basement provides a spacious rec room, perfect for family gatherings or versatile enough to suit a variety of needs. The utility room includes a high-efficiency furnace and hot water heater, rough-ins for a future bathroom (with framing ready for a bathroom door), and is prepped for a third bedroom with an egress window and central vacuum installation. This

home is a perfect fit for first-time homeowners, professionals, small families, and down-sizers alike. With the park just steps away, lake access, convenient shopping, and a variety of dining options nearby, this location offers the ideal balance of community and convenience. Don't miss your chance to make this beautiful home yours!