

40 Masters Landing SE Calgary, Alberta

MLS # A2214634



\$1,495,000

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,991 sq.ft.	Age:	2015 (10 yrs old)
Beds:	4	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Close to Clubhouse, Greenbelt, L		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Beamed Ceilings, Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Soaking Tub, Steam Room, Stone Counters, Storage, Sump Pump(s), Tray Ceiling(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound

Inclusions: Bar fridge, bar microwave, projection screen and home theatre equipment, gemstone lighting, central vacuum and tools, garage shelving, sump pump,

Life at the lake! Walk straight out of your west facing back yard to the beach at this luxurious family home. This elegant 2 storey, backing on to a very private section of greenspace, is built for entertaining. High ceilings and wide open spaces in a floorplan that flows effortlessly throughout and allows you to customize how you use the space. Huge windows and a west facing backyard ensure your home is brightly lit with natural light year round. The sumptuous main floor includes a formal dining room that is open to the living area with its focal point 2 storey rock fireplace and cathedral ceilings with intricate beamwork. The kitchen is a chef's delight with built in appliances including a gas cook top, an enormous island with gorgeous marble counters, full height cabinets for additional storage, convenient butler's pantry and full walk-in pantry. A den that could easily be used as a main floor bedroom is adjacent to the 3 piece bath and are tucked away from the busier areas of the home. The second floor includes a spacious bonus room overlooking the grand living area and has view of the lake through the trees. The primary bedroom is spacious and quiet overlooking the park and lake and opens to a spa like ensuite complete with steam shower. A custom walk in closet will have space for everything. Two secondary bedrooms, a full 4 piece bath and ample laundry complete the second floor. The entertaining space continues on the lower level with fully appointed games room, a family/flex room, a media/home theatre room with all the equipment you need for family movie night or watching the playoffs with friends. An additional bedroom and full bath, tucked away from the main areas complete this level along with an impressive amount of storage space. Outside you will appreciate the maintenance free yard with stamped concrete patios and walkways, artificial lawn, and

irrigation system should you choose to add planters. The covered deck includes retractable sunshades for comfort. The front and rear of the home are lit by Gemstone brand soffit lights. Among the many builder and owner upgrades included are; central AC, 2 furnaces and fresh paint throughout. Come live your best life at the lake!