

**8112 Masters Boulevard SE**  
**Calgary, Alberta**

**MLS # A2320058**



**\$569,900**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,174 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Garage Door Opener		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn, Rectangular		

<b>Heating:</b>	High Efficiency, Make-up Air, Forced Air, Humidity Control, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone	<b>Zoning:</b>	R-2M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s), Wired for Data		
<b>Inclusions:</b>	NA		

Welcome to the well appointed 8112 Masters Blvd! Owning this home, you'll enjoy Air Conditioning and a 22 x 24 Garage! This charming home is centrally positioned within walking distance to the beach club, wetlands, parks, playgrounds, schools, future farmers market, and all of the amenities that Mahogany has to offer. The living room welcomes you from the front entryway and offers large bright windows that flood natural light throughout the open floor plan. The upgraded kitchen includes modern cabinetry, quartz countertops, subway tile backsplash, and an upgraded chef appliance package. The impressive upper level offers two generous master's quarters each with their own upgraded ensuite and ample closet space. The developed lower level is the perfect space for entertaining with a generous size rec room, office space, and 2pc bathroom that has been roughed in for a future shower! Complete with a professionally landscaped backyard highlighted by an amazing stone patio where you can enjoy your summer nights. Oh, and ... go jump in the lake!