



ID# 10710
MLS®# C4288996

\$684,900

Mahogany 108 Masters Green SE Calgary

Single Family
2-Storey
Year Built: 2018



For additional information on this listing
please call the Listing REALTOR® at:

403-993-1334

Property Highlights

INCREDIBLE OPPORTUNITY! Jayman Emerge 26-4 model built in 2018 & LOADED w/ over \$150,000 in UPGRADES & LIKE NEW condition! EXCELLENT location; QUIET cul-de-sac; CLOSE to park. Hardie Board & Stucco exterior; Solar panel rough-in; 8' main flr doors; Hunter Douglas blinds; OVERSIZED 22x20 garage; TANKLESS hot water; In-ceiling speakers; UPGRADED faucets/hardware; ALL QUARTZ countertops. UPGRADED FLOORING includes gorgeous VINYL plank, PLUSH carpet, & TILE in baths/laundry. Kitchen is LOADED w/ UPGRADES incl. FULL HEIGHT white cabinets w/ GLASS uppers, CROWN, island/ wine fridge, BUILT-IN STAINLESS appl'ces w/ GAS stove, Herringbone backsplash, & BUTLER pantry! Iron railing up to the central bonus rm & FOUR bedrms! INCREDIBLE master ensuite w/ his/hers vanities, make-up desk, SOAKER tub, SEPARATE shower & TWO walk-in closets! UPPER laundry!...
A FULL DESCRIPTION OF THIS PROPERTY, CAN BE VIEWED ONLINE AT [RHINOREALTY.COM/?ID=10710](https://rhinorealty.com/?ID=10710)



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All information is believed to be accurate, but is not guaranteed.
Property information should be verified by the buyer and/or buyer's agent.



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PROPERTY DETAILS

\$684,900

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108 Masters Green SE
Calgary, AB T3M 2T3

GENERAL DETAILS

Community: Mahogany
Property Type: Single Family
Style: 2-Storey, detached
Year Built: 2018
of Finished Levels: 3
Sq Ft Above Grade: 2441
Total Dev'pd Sq Ft: 3108
Front Windows Face: West
Back Yard Faces: East

INTERIOR

Bedrooms: 5 total; 4 above grade; 1 below grade
Bathrooms: one 2-piece; two 4-piece; one 5-piece; one is an ensuite

Rooms	Level	Size Feet	Size Metres
Great Room	Main Floor	14.8x12.1	4.5x3.7
Dining Room	Main Floor	12.8x11.2	3.9x3.4
Kitchen	Main Floor	16.1x10.8	4.9x3.3
Bonus Room	Upper Floor(s)	13.8x11.8	4.2x3.6
Rec Room	Basement	24.0x15.7	7.3x4.8
Master Bedroom	Upper Floor(s)	15.1x11.5	4.6x3.5
Bedroom	Upper Floor(s)	12.8x9.2	3.9x2.8
Bedroom	Upper Floor(s)	11.2x9.2	3.4x2.8
Bedroom	Upper Floor(s)	12.1x9.5	3.7x2.9
Bedroom	Basement	11.2x10.2	3.4x3.1

Basement: full, fully finished
Flooring: tile, carpet, other
Fireplace(s): 1
Fireplace Fuel: Natural Gas
Heating: 1 Forced Air Furnace
Heat Fuel: Natural Gas
of Hot Water Tanks: 0

Included Items: refrigerator, gas stove, countertop stove, built in wall oven, microwave, hood fan, washer, dryer, dishwasher, alarm system, garage opener & controls, all window coverings, tv mounts
Interior Features: 9ft ceilings, tankless hot water heater, stainless steel appliances, quartz counter, knock down/upgraded ceiling texture, high efficiency furnace, bar/wetbar, no smoking

EXTERIOR

Exterior Finish: stucco, Composition Hardie Board
Foundation: Concrete
Roof: Asphalt
Parking Type: double attached, oversized parking
Total # of Parking Spots: 2
Location Attributes: fenced, fully landscaped, lake privileges, public transportation nearby, shopping nearby, playground nearby
Yard and Exterior Features: deck, landscaped, fully fenced, natural gas line (bbq), stamped concrete/exposed aggregate patio, abundant trees/shrubs, private yard
Acreage Features: municipal water

LEGAL, TAXES & FEES

Lot Dimensions	Feet	Metres
Lot Width at Front	37.3	11.36
Lot Width at Rear:	36.1	10.99
Lot Depth (Average):	122.2	37.24
Lot Area:	4262.5	396

Lot Shape: Irregular
Property Taxes: \$4321, Annual



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