



**DJ Golden**  
**REAL ESTATE**

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**195 Masters Avenue SE**  
**Calgary, Alberta**

**MLS # A2233998**



**\$759,900**

|                  |                                                                         |               |                   |
|------------------|-------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Mahogany                                                                |               |                   |
| <b>Type:</b>     | Residential/House                                                       |               |                   |
| <b>Style:</b>    | 2 Storey                                                                |               |                   |
| <b>Size:</b>     | 2,152 sq.ft.                                                            | <b>Age:</b>   | 2015 (10 yrs old) |
| <b>Beds:</b>     | 3                                                                       | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Alley Access, Double Garage Attached, Garage Faces Rear, Oversized      |               |                   |
| <b>Lot Size:</b> | 0.09 Acre                                                               |               |                   |
| <b>Lot Feat:</b> | Back Lane, Close to Clubhouse, Front Yard, Low Maintenance Landscape, R |               |                   |

|                    |                                                                                                 |                   |     |
|--------------------|-------------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                                                                                      | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate                                                                  | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                                 | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full, Partially Finished                                                                        | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Concrete, Stone, Stucco, Wood Frame                                                             | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                                                                 | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Double Vanity, High Ceilings, Kitchen Island, Quartz Counters, Vinyl Windows, Walk-In Closet(s) |                   |     |

**Inclusions:** n/a

Opportunity knocks to own a beautiful and an spacious house just a walking distance to the wetlands and the main beach (Beach Club) . Greeted by an oversized foyer, this home has an immediate feeling of comfort in an open design main floor with the focal lifestyle room showcasing a gas fireplace framed by two drop down beams. Kitchen has a large quartz island, quartz counter tops & stainless steel appliances. The upper floor boasts a front bonus room, two great sized bedrooms and huge primary bedroom at the back for a private & quite setting. Basement has a high ceiling, partitioned and has an unfinished 3-pc bath. The rear attached garage (25' x 20') is huge and insulated. This home is very much love by this original owner. Ready & Move-in condition.