



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

350 Masters Row SE
Calgary, Alberta

MLS # A2245546



\$714,900

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,456 sq.ft.	Age:	2019 (6 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Level, Rectangular Lot, Street Lighting		

Heating: Forced Air, Natural Gas

Floors: Carpet, Vinyl Plank

Roof: Asphalt Shingle

Basement: Separate/Exterior Entry, Finished, Full

Exterior: Composite Siding, Stone

Foundation: Poured Concrete

Features: Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Storage

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Inclusions: Downstairs - Refrigerator, Electric Stove, Dishwasher, Hoodfan, Washer & Dryer

Welcome to this thoughtfully designed 2-storey home in the award-winning community of Mahogany, offering just over 1,450 sq ft of stylish living space above grade plus a fully developed legal basement suite. Built for comfort, versatility, and modern living, this home blends timeless curb appeal with functional design inside and out. From the moment you arrive, you'll be captivated by the home's charming full-width front porch—a perfect extension of your living space where you can enjoy a morning coffee, watch the kids play, or simply soak in the vibrant energy of the neighbourhood. Stepping inside, the open and airy layout immediately sets the tone for the rest of the home. Light oak-style luxury vinyl plank flooring runs throughout the main floor, complementing the neutral tones and giving the space a fresh, contemporary feel. At the front of the home, a spacious living room welcomes you with three large windows that flood the space with natural light. It's the perfect gathering spot for relaxing evenings or hosting guests. Moving inward, the central dining area offers the ideal space for both casual weeknight meals and dinner parties, effortlessly connecting the living room and kitchen. The kitchen is a true showpiece, combining style and function with grey cabinetry, crisp white quartz countertops, a striking vertically stacked subway tile backsplash, stainless steel appliances, and a granite sink. The central island with seating creates a natural hub for conversation, while pot lighting keeps the space bright. A closet pantry across from the kitchen adds convenient storage. Off the kitchen, the rear entrance leads to your fully finished backyard complete with a deck—ideal for summer BBQs—and an oversized 22x24 double detached garage featuring EV charging capabilities and storage trusses above, giving you even more

functionality. Upstairs, you'll find two generously sized kids' bedrooms at the back of the home, a full 4-piece bathroom, and a laundry closet tucked conveniently into the hallway. The primary suite at the front is bright and spacious, offering two large windows, a walk-in closet, and a private 4-piece ensuite for a true retreat experience. The legal basement suite, city approved was completed just 1.5 years ago, and adds incredible value. With its own separate entrance, this space offers a modern kitchenette featuring grey cabinetry, stainless steel appliances, quartz countertops, and subway tile backsplash. A cozy living area, one bedroom with a full-sized window and closet, a 4-piece bathroom, and a stand-alone washer/dryer make it completely self-contained. Durable LVP flooring runs throughout - providing a fantastic mortgage helper or space for extended family. Life in Mahogany means embracing the ultimate four-season lifestyle. From warm summer days spent swimming at the private sandy beaches of the 63-acre lake, to winter months filled with skating & hockey - there's something for everyone!