



GRASSROOTS
REALTY GROUP

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554 Masters Road SE
Calgary, Alberta

MLS # A2253281

\$629,900



Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,671 sq.ft.	Age:	2019 (6 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), High Ceilings, Open Floorplan, Quartz Counters, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		

Inclusions: TV Mount, EV Ready

Welcome to The Sonata — one of the most highly sought-after and thoughtfully designed floorplans by Jayman BUILT, located in the vibrant and nearly sold-out Lake Community of Mahogany. Overflowing with charm, upgrades, and a true sense of connection, this 2-storey gem is more than just a home—it's a lifestyle. Right from the front yard, you're welcomed by a delightful built-in book library, inviting neighbours to "take a book, leave a book." This charming feature not only adds character but brings the community together in the most heartwarming way. Step inside to discover the elevated Craftsman-style fit and finish Jayman is known for, with soaring ceilings and an airy, open-concept layout. The kitchen and dining area overlook the sun-drenched living room, creating a dynamic split-level space that families have adored for years. The living room features a stunning 11'9" ceiling, oversized windows, a media feature wall, and upgraded wrought iron spindle railing that ties the space together with timeless elegance. The chef-inspired kitchen is a dream come true with satin white upper cabinets and starless blue lowers, all topped with Polaire quartz countertops with eased edge detailing. You'll love the slide-in gas Whirlpool range, designer hood fan, Arctic White subway tile backsplash, and Silgranite undermount sink. Built-in storage, ceiling-height cabinetry, mixed metallic hardware, and matte black fixtures finish the space with elevated design flair. Durable luxury vinyl plank flooring flows throughout, and a designer powder room adds a touch of class to the main floor. Upstairs, you'll find three beautifully designed bedrooms and two full bathrooms, including a primary suite with a generous walk-in closet and a spa-like ensuite featuring a large walk-in oversized shower. All bathrooms boast beautiful

countertops, designer luxury vinyl tile, and fixtures that match the upscale aesthetic of the main level. Additional conveniences include second-floor laundry and large windows that flood the upper floor with natural light. Step outside to your sunny deck and manageable yard, perfect for relaxing or hosting guests. A double oversized detached garage, central A/C, and energy-efficient features like triple pane windows, solar panels, tankless hot water, HRV system, EV-ready in garage, and smart home technology complete the package. Located in the award-winning lake community of Mahogany, residents enjoy year-round lake access—from sunny beach days in the summer to skating on the lake in the winter. Steps from restaurants, shops, parks, and pathways with quick access to Stoney Trail, 52nd Avenue, South Health Campus, and the dynamic Seton Urban District. Whether you're starting a new chapter or moving up, The Sonata offers the perfect harmony of comfort, community, and modern design. Don't miss your chance to call this special home yours—book your showing today!