



GRASSROOTS
REALTY GROUP

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

**640 Masters Road SE
Calgary, Alberta**

MLS # A2272809



\$715,000

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,775 sq.ft.	Age:	2022 (4 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Standard Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, See Remarks, Vinyl Windows		

Inclusions: N/A

Experience lake-community living in the heart of Mahogany, where beach days, skating, parks, and endless amenities define your everyday lifestyle. This modern 2-storey home (built in 2022) offers 1775 sq ft above grade, elevated by 10 ft ceilings, hardwood flooring, and chic designer touches, including thoughtful customized wall panelling throughout. The bright, open-concept main floor showcases a kitchen with quartz countertops, stainless steel appliances including a gas stove, gold accents, and a spacious island that flows seamlessly into the dining and living areas, perfect for entertaining. Upstairs, you'll find three generous bedrooms, including a stunning primary with a walk-in closet and a 5-piece ensuite featuring double vanities, a separate tub and standing shower. This home also features a fully developed 2-bedroom LEGAL SUITE with its own private entrance, ideal for multigenerational living, generating rental income, or offering unmatched flexibility. With a west-facing fenced backyard for those golden evening sunsets, a parking pad ready for double car garage development, modern finishes, and access to Calgary's largest lake, this home truly checks every box. What an incredible opportunity to own a home where style and convenience are already taken care of. *All furniture in the renderings are available for custom order in the exact size, shape, and colour the buyer would like. If you purchase this home, you get access to a selection of furniture to fit your style.