



GRASSROOTS
REALTY GROUP

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317 Masters Road SE
Calgary, Alberta

MLS # A2275351



\$659,000

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,654 sq.ft.	Age:	2019 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener, Heated Garage		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Tankless Hot Water, Walk-In Closet(s)		

Inclusions: Living Room 65" TV, Heavy Duty TV Wall Mount

Tired of wondering whether your Ford F-150 will fit in the garage? This home offers a rare 22' x 22' heated and insulated garage, easily accommodating a full-size pickup with room for a second vehicle. The garage has been thoughtfully upgraded with a double-door entry, making it extremely convenient for moving large items, tools, or outdoor equipment.---In addition, the garage foundation has been upgraded and raised, providing enhanced protection against water intrusion and offering added durability and long-term peace of mind---an upgrade that truly sets this home apart.---This impressive Jayman BUILT "Sonata" model features over 11-foot ceilings on the main floor and a high-ceiling basement, creating a bright, open, and spacious atmosphere. One of Jayman's most popular and well-designed floor plans, this home blends functionality with refined craftsmanship.---Inside, enjoy upgraded Craftsman-style finishes, an inviting open-concept layout, and a south-facing backyard that fills the kitchen and bedrooms with abundant natural sunlight throughout the day---ideal for both everyday living and entertaining.---Outdoor living has been significantly enhanced. The deck was upgraded in 2024 to low-maintenance composite decking, offering superior durability, resistance to warping and rot, and long-lasting beauty with minimal upkeep---perfect for enjoying Calgary summers without the hassle of regular staining or sealing.---A portion of the backyard has been professionally finished with 2-inch thick 16" x 24" concrete patio stones, covering approximately 152 sq. ft., providing a clean, level, and durable outdoor space ideal for seating, BBQs, or garden features. The alleyway has also been improved with stonework and a wood pad walkway, creating a more organized, tidy, and visually

appealing access area.---Energy efficiency remains a standout feature, with a reverse osmosis (RO) water system and six solar panels, helping reduce annual utility costs by hundreds of dollars. A central air-conditioning system installed in 2024 ensures comfort during warmer months, while the furnace was professionally serviced in 2024.---The tankless hot water system provides unlimited hot water for the entire household and has been serviced in both 2022 and 2024, making it ideal for families with busy schedules.---Located directly across from a green space designated for a future K–5 elementary school, per the CBE Three-Year School Capital Plan (2026–2029), this home offers excellent long-term value for families and investors alike. A rare opportunity combining upgraded garage construction, outdoor enhancements, energy efficiency, and future community development—this is a home that truly checks all the boxes.