



**GRASSROOTS**  
REALTY GROUP

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**273 Masters Road SE**  
**Calgary, Alberta**

**MLS # A2286141**



**\$795,000**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,670 sq.ft.	<b>Age:</b>	2020 (6 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Heated Garage, Triple Garage Detached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	Electric, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Built-in Features, Chandelier, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Tankless Hot Water, Walk-In Closet(s)		
<b>Inclusions:</b>	GemStone Lights on Front of the house		

Welcome to this beautifully designed home in the sought-after lake community of Mahogany, offering exceptional space, functionality, and a rare three-car garage. Thoughtfully laid out and ideal for modern living, this property delivers comfort, style, and an outstanding lifestyle.

The main floor features a bright, open-concept design with a family room showcasing high ceilings, creating an airy and inviting atmosphere. The stylish kitchen is the heart of the home, complete with a large central island, ample cabinetry, and sleek appliances, flowing seamlessly into the dining and living areas—perfect for everyday living and entertaining. Upstairs, the spacious primary retreat offers large windows, a well-appointed ensuite, and a generous walk-in closet. Two additional bedrooms, a full bathroom, and a convenient upper-level laundry room complete this level. The fully finished basement offers an inviting entertainment area with high ceilings and a stylish wet bar, perfect for hosting or relaxing. This level also features a large bedroom and a full bathroom, providing comfortable and versatile space for guests, extended family, or a home office. Step outside to an oversized backyard designed for both relaxation and entertaining, featuring a dedicated fire pit area, open green space, and mature trees—a rare find that offers privacy, room to play, and a true outdoor retreat. The home is further enhanced with Gemstone exterior lighting, providing year-round curb appeal and added convenience. The standout three-car garage offers exceptional parking, storage, and workspace—an increasingly rare and highly desirable feature in Mahogany. Ideally located close to schools, parks, playgrounds, shopping, pathways, and exclusive Mahogany lake access, this home offers an outstanding opportunity to enjoy one of Calgary's most vibrant, amenity-rich

communities. Book your private showing today.