



**322 Masters Row SE  
Calgary, Alberta**

**MLS # A2296941**



**\$679,900**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,688 sq.ft.	<b>Age:</b>	2020 (6 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Oversized		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Close to Clubhouse, Front Yard, Fruit Trees/Shrub(s),		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Smart Home, Soaking Tub, Storage, Tankless Hot Water, Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** TV Mount,

Are you looking to live in a Lake Community? This is your opportunity - MAHOGANY LAKE! Start enjoying this convenient Mahogany Lake Location - Steps away from the Clubhouse, lake, ponds, Ice rink, parks, pathways, schools (x2), shopping, soccer, bike paths, South Health Campus, transit, and the major south expressways. Community lifestyle living that makes Mahogany Lake a safe, secure place to live. An excellent URBAN-STYLE air-conditioned Jayman BUILT "SONATA" home on a south-facing front-yard homesite with many custom Jayman Design centre-upgraded features. Meticulously maintained & crafted by the original owners - Truly a custom-built DREAM home. Over 1688 SF of luxury living space offering 3 bedrooms, 3.5 baths & an oversized long detached 2-car garage ... Check out the floor plan and pictures! This OPEN design features 8' & 12' main floor ceilings - Spectacular CHEF's kitchen overlooking the dining area and the lower great room. The living room features high 12' ceilings, a stone-faced electric fireplace with a mantel and sunny south views. Upgraded features include a metal post railing, triple-pane windows, quartz countertops, a tankless water heater, an active heat recovery system, luxury wide-plank vinyl flooring throughout, plush carpeted staircase, light & plumbing fixtures, baseboard, doors and casings... and so much more! The kitchen is masterfully designed for efficiency and entertaining: Sleek modern ceiling height, classic white wood upper cabinet doors, rich blue lower cabinets, soft close drawers and doors, quartz countertops, upgraded Kitchen Aid stainless steel appliances with a gas cooktop & hood cover, full white subway tiled backsplash, recessed LED lighting, dramatic peninsula island with an eating bar for three & undermount black granite sink with extended bench/window above, and pantry. Upstairs includes an oversized

primary bedroom with tray ceilings, a full spa-like ensuite featuring dual vanities, a walk-in glass-door shower, and a supersized walk-in closet. Plus, 2 good-sized spare bedrooms, an upper laundry room with ensuite access, and a central walkway for excellent traffic flow. Other impressive features include a side door entrance, 6 solar panels, tankless water heater, high efficiency 2 stage furnace, high 10'-11' basement ceilings, a big back yard with an upper BBQ wood deck, a lower 16' x 15' patio with a detached insulated 20' x 24' - 2 car garage, rich front curb appeal with stone details and a covered entry. June possession date available! Call your friendly REALTOR(R) to book a viewing! A lake lifestyle amenity beyond compare - Mahogany's Central Beach site is the home of the community's grand Beach Club, where residents have exclusive access to sandy beaches, a splash park, tennis courts, play equipment, a fishing pier and a non-motorized marina, and more! Don't miss this opportunity. Call your friendly REALTOR(R) to book your viewing right away!