



**318 Masters Row SE**  
**Calgary, Alberta**

**MLS # A2300506**



**\$649,000**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,508 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard		

<b>Heating:</b>	High Efficiency, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in		

**Inclusions:** NA

Welcome to refined living in Jayman BUILT's signature "RENEW" model, perfectly situated in the highly sought-after lake community of Mahogany. Thoughtfully designed with over 1,500 sq. ft. of living space, this home offers a seamless blend of modern elegance, functionality, and architectural charm. Step inside to discover a truly unique open-concept layout featuring a stunning open-to-below great room that fills the home with natural light and creates an impressive sense of space. The chef-inspired gourmet kitchen is a showstopper, complete with a large centre island with flush eating bar, sleek quartz countertops, Silgranit sink, and premium stainless steel Whirlpool appliances — all beautifully accented by contemporary pendant lighting. The extended dining area is perfect for hosting and everyday living. Rich Maestro laminate flooring flows throughout the main level, Divine Maestro Laminate grace the Main floor along with 13X13 tile in the 1/2 Bath. A large feature window enhances curb appeal while bringing in additional light, and the durable James Hardie exterior adds timeless character and long-lasting quality. Upstairs, you'll find three generously sized bedrooms, including a luxurious primary retreat featuring a spa-inspired 5-piece ensuite and a spacious walk-in closet. The convenience of second-floor laundry adds to the home's smart design. The lower level offers a finished family room — ideal for relaxing, entertaining, or creating a media space — along with a 3-piece bathroom rough-in, providing excellent potential for future customization. Enjoy year-round living in Mahogany, Calgary's premier lake community, beaches, scenic walking paths, parks, schools, and nearby shopping and dining.