



**349 Masters Road SE  
Calgary, Alberta**

**MLS # A2151878**



**\$799,900**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,654 sq.ft.	<b>Age:</b>	2018 (6 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.01 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Other, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding	<b>Zoning:</b>	R-1N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Central Vacuum, Granite Counters, High Ceilings, Kitchen Island		

**Inclusions:** N/A

PROFESSIONALLY designed and FULLY-DEVELOPED home at the beautiful LAKE community of Mahogany. Former show home built and maintained by Jayman. Show home designer upgrades included finishings, wallpaper, blinds, and air conditioning. Main floor includes a bright great room with 12" CEILING and electric fireplace with natural stone wall, spacious and bright kitchen with storage cabinets, stainless steel appliances, quartz countertops and long kitchen island, large dining area, and 2-piece washroom. Second floor offers a master bedroom with a walk-in closet and ensuite washroom with a large tiled shower walls and quartz countertop, two additional bedrooms, one additional full 4-piece bathrooms and walk-thru laundry space. Fully finished bright basement features a cozy 10'x11'x3'x3' CEILING family room with a large window, wet bar with a quartz countertops, wine cooler which is great for entertainment, one bedroom with a walk-in closet, a full 4-piece washroom, office nook, storage cabinets, and storage spaces (including storage under the stairs). Triple paned windows, rough-in vacuum system, and tankless heating system. Built-in ceiling speakers on the main floor great room and master bedroom, exterior security cameras, gemstone at the front elevation of the house, smart home system, remote control blinds in select areas, all of which, make the life more comfortable. The SOUTH facing backyard includes a wooden deck and longer lot for laned homes. The recent upgrades include a large double detached garage (22 by 20ft) with a 240 V electrical outlet for electrical heater. Cost savings on electrical bills due to solar panels installed on the roof. The house is situated within the walking distance to the main beach, playgrounds, pathways, and located near fields designated for future schools. Convenient

access to public and school bus stops, services, shops, and restaurants. The house has been occupied for only 2 years. The house warranty started in August 2022. Call TODAY to book your private showing of this STYLISH place. Upgrades: garage, front yard plants and stones, backyard upgrades undergoing.