



GRASSROOTS
REALTY GROUP

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573 Masters Road SE
Calgary, Alberta

MLS # A2205951



\$697,000

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,661 sq.ft.	Age:	2019 (6 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas, Solar	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Closet Organizers, High Ceilings, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s), Wet Bar		

Inclusions: Primary bedroom closet organizer units, Bedroom (baby room) closet organizer units. Basement in-wall built in home theatre speakers (Ceiling x 4, Rear wall x 2), All window blinds, Solar Panels (6), 2 TV mounts (living room and primary), Monitored top of the line security system with motion sensors, door/window sensors and video cameras (x3)

This gorgeous Jayman built and certified home sits on a quiet street in the highly sought after lake community of Mahogany. As you enter, you will immediately notice how bright and airy it is. The main floor living room has high 12' ceilings, upgraded stone feature wall and electric fireplace with mantle. Up a few stairs into the large dining space that overlooks the living room and is open to the gourmet kitchen with breakfast bar, white quartz countertops, great functional design and tons of cupboard space. A powder room completes this level. Head up the widened staircase to the upper level complete with 3 large bedrooms, including the primary suite with 3 piece ensuite (same quartz countertops running through all baths, kitchen and wet bar). The primary walk in closet has access to the upper level laundry for extra convenience! 4 piece family bath completes the upper level. The basement has been finished (with permits) to match the aesthetic of the rest of the home. There is a fourth bedroom and full bath plus Rec Room (12' ceilings) and theatre room that is wired for 5.1.4 Dolby Home Theater system setup and has a wet bar and wine cooler (included). Tons of upgrades throughout, including Central Air Conditioning, Solar Panels (6), HRV unit, high efficiency 2-stage furnace, tankless hot water heater, and honeycomb blinds, alternate foundation to increase basement height, stucco exterior, expanded windows and additional windows throughout home, Glass railings, mesh as pigeon deterrent, and select motorized blinds. The double detached garage has 9' ceiling and 2' widened (22' x 20' garage with a window). All of this PLUS access to Calgary's largest lake, at approximately 64 acres in size with multiple access areas, floating docks, and fishing piers! Come check out this amazing home in an amazing community!

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