



**GRASSROOTS**  
REALTY GROUP

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**334 Masters Road SE**  
**Calgary, Alberta**

**MLS # A2209231**



**\$680,000**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,773 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Drive Through, Oversized		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Close to Clubhouse, Front Yard, Rectangular Lot		

<b>Heating:</b>	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, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to 334 Masters Road SE — a stylish, thoughtfully upgraded 2-storey Hopewell-built home in Calgary’s award-winning lake community of Mahogany. With over 1,770 sq ft of living space, 3 bedrooms, 2.5 bathrooms, and a smart, family-friendly layout, this home combines elevated finishes, everyday comfort, and unbeatable access to the lake, parks, and amenities. Step inside to soaring 10-foot ceilings and a bright, open-concept main level designed to impress. You’ll find wide-plank luxury vinyl flooring, upgraded lighting, and a sleek glass staircase that adds modern architectural flair. The gourmet kitchen blends style and function with its crisp white cabinetry and brass hardware, chevron-patterned subway tile backsplash, quartz countertops, extended cabinetry, and spacious island — plus a full-sized walk-in pantry for added convenience. The dining and living areas flow seamlessly together, with large windows that flood the space with natural light — creating the perfect setting for everyday living and effortless entertaining. Upstairs, you’ll find three generous bedrooms, a well-appointed laundry area, and two full bathrooms. The primary suite is a calm, private retreat with a walk-in closet and a stunning four-piece ensuite featuring a glass-enclosed walk-in shower with full tile surround, dual sinks, and a quartz vanity. Two additional bedrooms and another full bath complete the upper level — ideal for families or anyone needing extra space for guests or a home office. The undeveloped basement is well-laid-out and ready for your creative touch — perfect for future expansion, a home gym, media room, or whatever fits your lifestyle. Out back, the private yard leads to an oversized 22x22 detached drive-through garage with an 8' high main door — perfect for vehicles, hobbies, or

creating the ultimate workshop setup. This garage is wired for it all: 50AMP service with a secondary panel, 220V compatibility, outlets at bench height, Wi-Fi-enabled smart motors, exterior LED lighting, and Bluetooth in-soffit speakers. Tucked into one of Calgary's most desirable lake communities, this home offers walkable access to Mahogany Lake, the Beach Club, nearby schools, scenic pathways, and all the essentials at Mahogany Village Market. Residents enjoy exclusive access to Calgary's largest freshwater lake, with two private beaches, a 22,000 sq. ft. Beach Club, and year-round recreation. The community also features over 265 acres of open space, including 74 acres of natural wetlands, 22 kilometres of pathways, and countless parks and playgrounds — all adding up to an unmatched lifestyle in a truly vibrant neighbourhood.