



GRASSROOTS
REALTY GROUP

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542 Masters Road SE
Calgary, Alberta

MLS # A2210782



\$624,900

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,450 sq.ft.	Age:	2021 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener, Garage Faces Rear, On Str		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Street Lighting, Zero Lot Line		

Heating:	Central, Exhaust Fan, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Brick, Cement Fiber Board, Silent Floor Joists, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Solar Panels		

Beautifully curated, Almost Brand New, and immaculately maintained by the original owner, you will discover one of the most excellent Jayman BUILT homes in Mahogany's highly sought-after new community. Situated in the heart of the community, where pride of ownership can be easily seen, you will find this outstanding family-approved 3-bedroom home offering over 1450+ square feet of thoughtfully developed and designed space with luxury in mind. This custom-built home features a 22' x 22' detached double car garage, 9' high ceilings, modern decor, an upgraded kitchen, LED lighting and plumbing fixtures, 6 Solar Panels, a tankless water heater, oversized windows, and many upgrades... this home will be sure to impress. Very bright and open design "CHEF's" kitchen includes stunning quartz countertops, tall custom white cabinets, a center island with a flush eating bar, an under-mounted granite sink below the window, a separate pantry room, recessed lighting, and sleek stainless steel appliances. Upgraded luxury vinyl plank flooring invites you into the front foyer and into the great room with views into the generously designed open floorplan that includes the chef's kitchen, dining room, and back mud room/bath area. You will immediately be drawn to the gorgeous kitchen with windows overlooking the rear courtyard, a private 27' x 26' wood deck, a BBQ area, a fenced yard, and an oversized garage. Upstairs includes three bedrooms, two baths, and a laundry room. The spacious primary suite features your private 3-piece ensuite with a walk-in closet for you to enjoy. Going above and beyond, this home offers many more features too long to list ... To complete this home, the exterior elevation showcases a large covered front entry, brick detail, hardie board cladding, and no grass for easy yard care. Other bonus upgrades include exterior wood fencing, a

rear lane close to shopping, parks, schools, pathways, meeting zones, and Stoney Trail. 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! It is a stunning home in an outstanding area— QUICK 2025 possession date available. Call your friendly REALTOR(R) to book your viewing.