



**261 Masters Road SE**  
**Calgary, Alberta**

**MLS # A2297047**



**\$735,000**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,657 sq.ft.	<b>Age:</b>	2020 (6 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscap		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Smart Home, Tankless Hot Water, Walk-In Closet(s)

**Inclusions:** Ring camera at the front door, Beverage fridge in basement, Extra flooring and materials, TV wall mounts x3

Set within the lake community of Mahogany, this upgraded Jayman Sonata 20 model stands out for the level of thought and investment throughout. Each upgrade was chosen with purpose, focused on practical improvements, quality finishes, and the kind of details that add up to a home that simply works and flows better day-to-day. The kind of home that you would intentionally craft if given the opportunity to choose all of your desired improvements. The main level is open and architectural, shaped by elevated ceiling height and uninterrupted sight-lines. The entrance is defined by a strong focal point on the living room fireplace, finished in upgraded stone and carried vertically to the ceiling, reinforcing scale and balance within the space. The kitchen has been thoughtfully upgraded beyond builder standard, featuring an added pantry, a central oversized island in place of the standard peninsula, upgraded quartz countertops, and full-height tile backsplash for a more finished look. A gas range offers everyday functionality, while two-tone, soft-close cabinetry adds subtle contrast and keeps the palette refined. Upstairs, the primary suite is both spacious and practical, with an oversized walk-in closet and a private ensuite featuring a tiled walk-in shower. A walk-through laundry connection and thoughtfully expanded closet layout are part of a series of carefully selected builder enhancements that improve daily convenience and flow. Two additional bedrooms and a family bath provide flexibility for family life, work, or retreat. The builder-developed basement is elevated by an extra-depth foundation, creating a noticeably higher ceiling in the media room, an uncommon advantage that shifts the space from basement to destination. A built-in wet bar adds functionality for entertaining, while a fourth bedroom and full bathroom complete a lower level designed for independent use. System

upgrades are integrated rather than showcased, including solar panels, air conditioning, hot water on demand, smart home technology, and Hardie board siding on both the house and garage. Exterior Gemstone lighting adds durability and year-round convenience rather than seasonal novelty. The sunny south-facing yard extends the living experience and features professional landscaping, an oversized deck, and a beautiful two-tone custom patio. The detached double garage is fully insulated and drywalled, and is future-ready, wired for 240V EV charging. Mahogany provides the backdrop to this home's beautiful design, an established lake community built around pathways, parks, wetlands, and a year-round lake-focused lifestyle that prioritizes outdoor connection, recreation, and everyday convenience.