



314 Masters Road SE
Calgary, Alberta

MLS # A2323017



\$825,000

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,736 sq.ft.	Age:	2020 (6 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Heated Garage, Paved, Triple Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Level, Low Maintenance		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)		
Inclusions:	Built-in BBQ, Gazebo		

Finding a detached triple garage in Mahogany is rare. Finding one with no direct neighbours on either side, next to green space, is almost unheard of. Welcome to this beautifully maintained home in one of the community's most unique locations. Offered for sale for the very first time, this property combines a thoughtful floor plan with a lot that is difficult to replicate. The bright and open main floor features 10-foot ceilings, large windows, a spacious living area, and a stunning kitchen complete with quartz countertops, stainless steel appliances, a walk-in pantry, and a massive island built for entertaining. Upstairs, you'll find a generous primary retreat with a walk-in closet and ensuite, two additional bedrooms, a full bathroom, and the convenience of upper-floor laundry. The finished basement adds even more flexibility with a large family room, fourth bedroom, full bathroom, and additional storage space. Outside is where this property truly shines. Green space next door, no direct neighbours on either side, paved alley access, central air conditioning, a low-maintenance front yard, artificial turf in the backyard, and a heated detached triple garage with epoxy floors create a combination that is incredibly difficult to find anywhere. It's the kind of location buyers wait years for. Located close to the lake, pathways, parks, schools, shopping, and everyday amenities. Don't miss the opportunity to own this unique home.