



GRASSROOTS

REALTY GROUP

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**406 Masters Road SE
Calgary, Alberta**

MLS # A2328001



\$670,000

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,552 sq.ft.	Age:	2019 (7 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, City Lot, Few Trees, Landscaped, Lawn, Level, Low Maintenance		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed, Post & Beam, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, See Remarks, Storage, Tankless Hot Water		
Inclusions:	N/A		

Welcome to 406 Masters Rd SE in the community of Mahogany. Escape the hustle and bustle on a quiet, low-traffic street in Calgary's premier, award-winning LAKE COMMUNITY. This stunning, open-concept 4-bedroom, 3.5-bathroom home commands attention with 11-FOOT CEILINGS, sleek luxury VINYL PLANK flooring, and a cozy ELECTRIC FIREPLACE. Up front, a versatile flex room stands ready to adapt as a chic home office, a vibrant kids' play zone, or an elegant extension of your main living space. Custom-built shelving in every bedroom adds thoughtful, built-in storage throughout. The chef's kitchen is a showstopper, centering around a massive island with QUARTZ COUNTERTOPS and packed with premium upgrades, including a GAS STOVE, BUILT-IN MICROWAVE, and a CHIMNEY-STYLE RANGE HOOD FAN. Upstairs, the private primary suite serves as your personal oasis, complete with a 4pc ENSUITE with a dual-sink vanity, while two additional spacious bedrooms and another full bathroom round out the upper level. The mechanical footprint is equally impressive and fully loaded, featuring CENTRAL A/C, 6 SOLAR PANELS for energy-efficient living, a TANKLESS HOT WATER HEATER, a WATER SOFTENER, and a REVERSE OSMOSIS FILTRATION SYSTEM with its own dedicated drinking tap. Downstairs, a fully finished basement boasts built-in storage, a stylish barn door, and a full bath, with a layout thoughtfully planned to function beautifully as a private bedroom suite. Step outside to a generously sized rear deck, with PERMANENT OUTDOOR LIGHTING (HomeOne) extending around the entire home for customizable, year-round curb appeal. For the ultimate convenience, the OVERSIZED DETACHED DOUBLE GARAGE features a rare REAR OVERHEAD ROLL-UP DOOR for seamless pass-through access to the yard, plus

an extra utility door for added functionality. Complete with exclusive access to the private Mahogany Lake, pristine sandy beaches, and splash parks, this home delivers an uncompromised lifestyle in Calgary's most vibrant neighborhood.