



GRASSROOTS
REALTY GROUP

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349 Masters Road SE
Calgary, Alberta

MLS # A2349820



\$679,900

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,648 sq.ft.	Age:	2018 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Interior Lot, Landscap		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Chandelier, Closet Organizers, High Ceilings, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound		
Inclusions:	6 Solar Panels, Central vacuum system		

EXCITING LAKE COMMUNITY | CUSTOM JAYMAN BUILT SONATA SHOWHOME | ORIGINAL OWNER | REAR 2 CAR GARAGE Are you ready to live in one of Calgary's most exciting new communities? Welcome to MAHOGANY LAKE LIVING, Enjoy proximity to the Beach Club, sandy beaches, splash park, tennis and racquet courts, fishing pier, non-motorized marina, playgrounds, skating, ponds, pathways, schools, shopping, transit, South Health Campus and major roadways. Beautifully maintained, extensively upgraded former show home and ideally located—this exceptional Mahogany home is ready for its next chapter. This location offers the perfect balance of convenience and lifestyle. This Jayman BUILT "Sonata" is no ordinary home—it's been meticulously crafted and sits on a south facing rear homesite with an oversized detached garage. Offering over 2472 sq. ft. of stylish living space with 4 bedrooms, 4 bathrooms, a versatile basement development with high-ceilinging basement (~12'!); this is a rare find. Step inside to a bright, open design highlighted by soaring 8' & 12' ceilings, upgraded railing, luxury wide plank flooring, and a cozy electric fireplace with ceiling high stone wall. The show-stopping chef's kitchen anchors the main level with modern ceiling-height cabinetry, sleek wood-style doors, soft-close drawers, quartz countertops, peninsula island, a full tiled backsplash, and upgraded stainless steel appliances, including a slide-in electric range, a built-in microwave, and a hood cover. A window over the under-mount granite sink, pantry storage, and dramatic recessed lighting complete the look. Upstairs, the primary retreat impresses with a spa-like 3-piece ensuite and a huge walk-in closet. Two additional bedrooms, a full bathroom, and an upper laundry room. Notable

upgrades include built-in speakers, triple-pane windows, a tankless water heater, a heat recovery system, modern light & plumbing fixtures, custom show home wall details, and 6 solar panels for energy efficiency. Outside, enjoy your oversized backyard with a sunny upper wood deck, lower concrete patio and walkway, plus impressive curb appeal with professionally designed landscaping, stone details and a covered entry. This is more than a house—it's a dream home in an established lake community with endless lifestyle amenities at your doorstep. Call your friendly REALTOR® today to book your private viewing!