



GRASSROOTS
REALTY GROUP

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25 Masters Street SE
Calgary, Alberta

MLS # A2350191



\$624,900

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,650 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Heated Garage, Oversized		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Close to Clubhouse, Front Yard, Interior Lot, Landscap		

Heating: High Efficiency, Forced Air, Natural Gas

Floors: Carpet, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Stucco, Wood Frame

Foundation: Poured Concrete

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Features: Breakfast Bar, Chandelier, Closet Organizers, High Ceilings, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Smart Home, Soaking Tub, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)

Inclusions: Mount for TV, Garage gas heater, Gazebo

AIR-CONDITIONED JAYMAN BUILT SONATA | WEST-FACING BACKYARD | HEATED OVERSIZED GARAGE | MAHOGANY LAKE LIVING Welcome to this meticulously maintained, original-owner Jayman BUILT Sonata, offering approximately 1,650 sq. ft. of stylish living space, three bedrooms, 2.5 bathrooms and an oversized, insulated and heated detached double garage. This distinctive urban-style design features soaring eight- and 12-foot main-floor ceilings, an open layout and extensive Jayman Design Centre upgrades. Luxury wide-plank vinyl flooring upgraded lighting and plumbing fixtures, modern doors, casings and baseboards, metal-spindle railings and triple-pane windows create a polished contemporary interior. The chef-inspired kitchen is designed for effortless cooking and entertaining. Highlights include ceiling-height shaker-style cabinetry, granite countertops, a full-height glass subway-tile backsplash, recessed LED lighting and upgraded stainless-steel appliances, including a smooth-top electric range and microwave hood fan. A dramatic island offers seating for three and incorporates a black granite undermount sink. The extraordinary 9'4" x 5'4" walk-in pantry provides exceptional storage. Overlooking the dining area and sunken Great Room, the kitchen maintains an open connection throughout the main living spaces. The impressive Great Room features 12-foot ceilings, sunny east-facing windows and a stone-faced electric fireplace with a mantel. Upstairs, the spacious primary retreat includes a spa-inspired three-piece ensuite with an extended vanity and glass-enclosed walk-in shower. The oversized walk-in closet provides convenient access to the upper laundry room. Two additional bedrooms and a full bathroom complete this thoughtfully designed level. Additional features include central air conditioning, powered

window coverings, a high-efficiency two-stage furnace, active heat-recovery system, tankless water heater, smart-home features and an undeveloped basement with high ceilings and excellent future potential. The landscaped, west-facing backyard is ready for summer enjoyment with an upper barbecue deck, a 12' x 10' stamped-concrete patio, gazebo, fenced yard and rear-lane access. The oversized heated double garage provides secure parking, storage and year-round convenience. Situated at 25 Masters Street SE, this home offers outstanding access to Mahogany's celebrated lake lifestyle. 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 and ideally located—this exceptional Mahogany home is ready for its next chapter. Fall possession is available. Contact your REALTOR® today to arrange a private viewing!