

217 Masters Road SE  
Calgary, Alberta

MLS # A2290182



## \$759,900

|                  |                                   |               |                  |
|------------------|-----------------------------------|---------------|------------------|
| <b>Division:</b> | Mahogany                          |               |                  |
| <b>Type:</b>     | Residential/House                 |               |                  |
| <b>Style:</b>    | 2 Storey                          |               |                  |
| <b>Size:</b>     | 1,596 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, Oversized |               |                  |
| <b>Lot Size:</b> | 0.09 Acre                         |               |                  |
| <b>Lot Feat:</b> | Back Lane                         |               |                  |

|                    |   |                   |     |
|--------------------|---|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas   | <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, Wood Frame  | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Built-in Features, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s) |                   |     |
| <b>Inclusions:</b> | None  |                   |     |

Welcome to this stunning corner lot home with a charming front porch, ideally positioned facing a peaceful green space with no front neighbors—offering exceptional privacy and tranquility—in the sought-after Mahogany community. The main floor showcases durable and stylish Luxury Vinyl Plank (LVP) flooring throughout and features a bright, open-concept layout perfect for modern living. At the heart of the home is a chef-inspired kitchen complete with a large island that doubles as a dining table, an electric cooktop with built-in hood fan, refrigerator, microwave, and ample cabinetry. The kitchen flows seamlessly into the dining and living areas, making it ideal for both everyday living and entertaining. The upper level offers a spacious primary retreat with large windows overlooking the green space, a luxurious 4-piece ensuite featuring double undermount sinks, a glass-enclosed shower, and a generous walk-in closet. Two additional bright and well-sized bedrooms, another 4-piece bathroom, and a convenient upper-level laundry room with quartz countertops complete this floor. The fully finished basement with a separate entrance boasts 9-foot ceilings, luxury vinyl plank flooring for easy maintenance, one bedroom, a 4-piece bathroom, a dry bar, and extra storage—perfect for extended family or guests. Enjoy the low-maintenance fenced backyard with concrete throughout, designed for easy outdoor enjoyment. The property also includes a finished, oversized double garage—ideal for extra storage or hobby projects. Ideally located close to shopping, schools, playgrounds, tennis courts, parks, and Mahogany’s renowned beach access, this home offers comfort, functionality, and an unbeatable lifestyle. Don’t miss this exceptional opportunity—schedule your private showing today and experience

everything this beautiful Mahogany home has to offer.