



THE
A-TEAM

**RE/MAX
FIRST**

280 MASTERS Cove, Calgary T3M 2N8

MLS®#: **A2152736** Area: **Mahogany** Listing Date: **07/31/24** List Price: **\$1,787,500**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2018**
Lot Information
 Lot Sz Ar: **4,983 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **3,074**
 Low Sqft:
 Ttl Sqft: **3,074**

DOM

50
Layout
 Beds: **6 (4 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **6**
 Garage Sz: **3**

Access:
 Lot Feat: **Back Yard,Backs on to Park/Green Space,Close to Clubhouse,Lake,No Neighbours Behind,Landscaped,Rectangular Lot,See Remarks,Views**
 Park Feat: **Front Drive,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone,Stucco**
 Heating: **In Floor,Forced Air** Flooring: **Carpet,Tile,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **BBQ gas line,Fire Pit,Private Entrance** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Gas Range,Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Microwave Hood Fan,Other,Range Hood,Refrigerator,See Remarks,Tankless Water Heater,Washer,Washer/Dryer,Water Softener,Window Coverings,Wine Refrigerator**
 Int Feat: **Bar,Beamed Ceilings,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Separate Entrance,Storage,Tankless Hot Water,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	25`0" x 10`6"	Dining Room	Main	16`0" x 11`11"
Living Room	Main	16`10" x 13`10"	Office	Main	12`11" x 9`4"
Mud Room	Main	8`11" x 6`8"	Bonus Room	Second	17`5" x 14`11"
Bedroom - Primary	Second	15`5" x 13`7"	5pc Ensuite bath	Second	19`1" x 9`10"
Bedroom	Second	14`10" x 10`11"	Bedroom	Second	11`1" x 11`1"

Bedroom	Second	11`7" x 11`2"	4pc Bathroom	Second	11`2" x 5`11"
Laundry	Second	11`2" x 7`8"	Kitchen	Lower	11`7" x 10`9"
Game Room	Lower	16`3" x 13`11"	Bedroom	Lower	14`11" x 14`3"
Bedroom	Lower	14`1" x 12`2"	4pc Bathroom	Lower	10`6" x 5`3"
Laundry	Lower	14`1" x 12`2"	2pc Bathroom	Main	9`3" x 7`4"
Foyer	Main	14`11" x 11`3"	Furnace/Utility Room	Lower	14`8" x 11`10"

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc: **1611227**

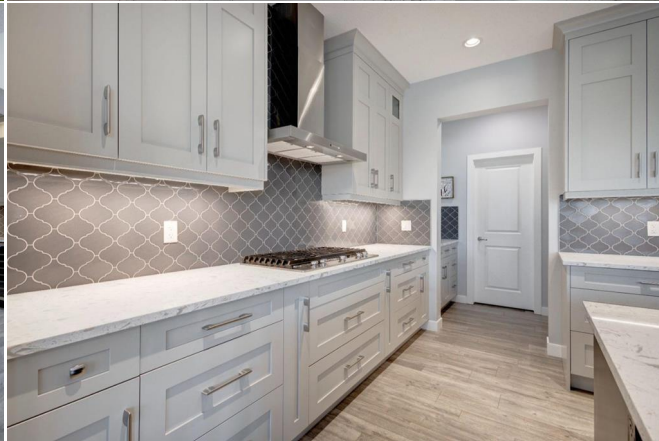
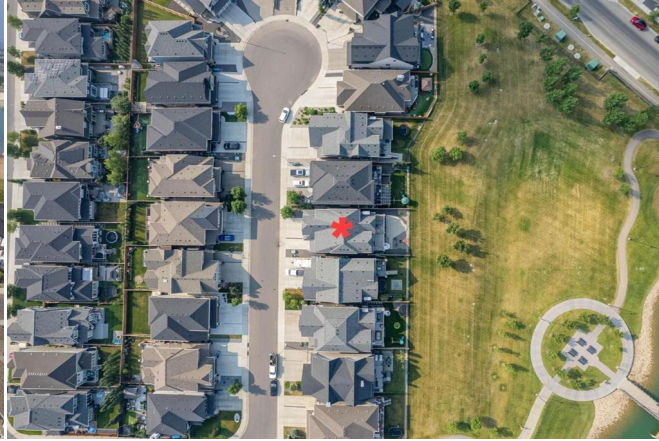
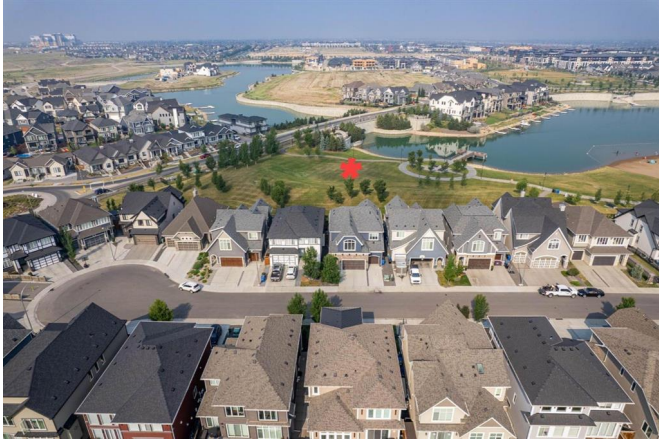
Zoning:
R-1s

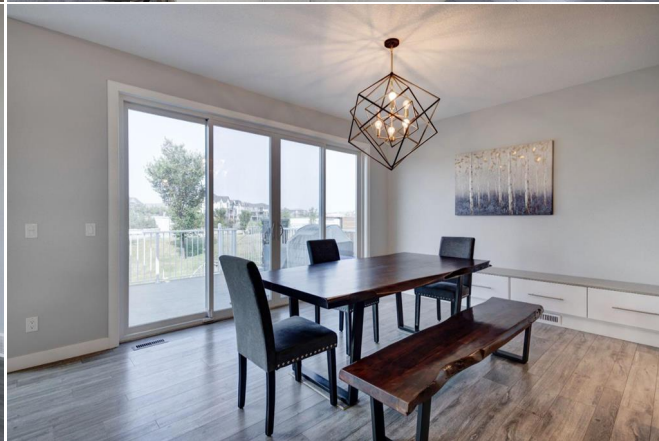
Remarks

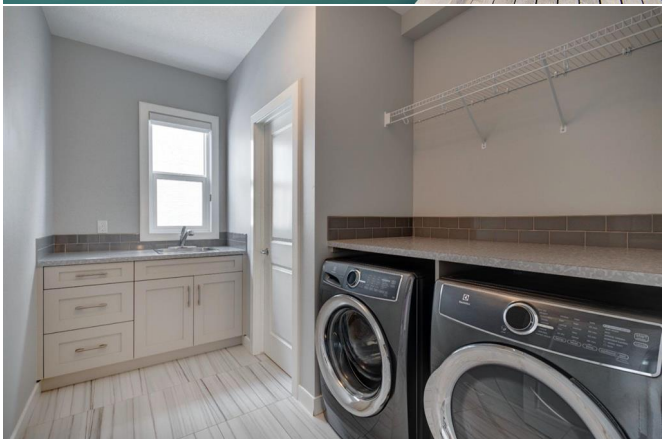
Pub Rmks: **OPEN HOUSE Saturday & Sunday September 21 & 22 11:00-2:00. Welcome to your OASIS in the city, where the LAKE & BEACH are an EXTENSION of your BACKYARD. The CASCADE by CALBRIDGE HOMES was meticulously designed to create lasting memories. This magnificent LAKESIDE property offers almost 4000 sq ft of TL living space, a TRIPLE attached garage, & a SUITED (illegal) WALK OUT basement w/ DIRECT LAKE & BEACH access from the BACKYARD. The affluent front curb appeal of this EXECUTIVE home will immediately capture your attention. Sophisticated Herringbone patterned tile & soaring ceilings welcome you at the front foyer. The EXTRAORDINARY VIEWS of the LAKE from the curtain of WEST FACING windows provides a scene of PICTURESQUE TRANQUILITY. The GOURMET kitchen boasts a stunning MASSIVE granite island w/ built in storage & breakfast bar. Full height cabinets, beautiful patterned backsplash & under mount lighting. SS appliances including built in gas range w/ inspiring range hood, wall oven, & built in microwave. Butlers pantry. Large dining room w/ built in storage benches. VAULTED ceilings w/ striking BEAMS & floor to ceiling stone faced fireplace in the living room. Main floor office, 2 pc bath & mud room w/ built ins. Wallow in the SUNSHINE & LAKESIDE VIEWS while you fire up the BBQ or enjoy a little R&R from the HOT TUB on the WEST FACING main floor balcony. The stylish spindled staircase will usher you to the upper level where you will be met by a spacious open landing filled w/ sunlight. Large bonus room w/ VAULTED ceilings. Spacious primary bed w/ an EXCEPTIONAL LAKE VIEW. A DREAM ensuite w/ double granite vanity, custom tiled double shower w/ bench & soaker tub. Large walk in closet w/ window. 3 additional beds up w/ walk in closets. 4 pc main bath w/ granite counter top. Upstairs laundry room w/ folding station, sink, cabinets & linen closet. THE SUITED (illegal) WALK OUT basement developed by the builder lends ample OPPORTUNITY for a variety of needs & offers private entry through both the garage & yard. The MOTHER IN LAW SUITE (illegal) is ideal for those w/ elderly or extended family, older children, a live in nanny, or roommate. Optimal space for a DAYHOME or HOME BASED business. Or, supplement the mortgage payments with RENTAL INCOME of \$2000+/month by renting out the space LONG TERM or as an AIR B N B. Spacious U shaped kitchen w/ Quartz countertops & breakfast bar. SS appliances. Spacious living room w/ gas fireplace. 2 beds. Second bed offers a cheater door to the 4 pc bath w/ heated tile flooring. Separate laundry & storage on the lower level. Lower patio off the walk out. Beautifully landscaped back yard w/ aggregate stone patio & fire pit. 2 furnaces. 2 A/C units. On demand water. Water softener. Exterior hot water tap to rinse off after an afternoon at the beach. Sink in the garage. GEMSTONE exterior LED lights. Tint w/UV protection on west main floor windows.**

Inclusions:
 Property Listed By: **Fire Pit, Hot tub, TV wall mount in living room, 3 garage remotes
 CIR Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













280 Masters Cove SE, Calgary, AB

Main Floor Exterior Area 1356.00 sq ft
Interior Area 1335.25 sq ft
Excluded Area 692.25 sq ft



0 6 12 ft PREPARED: 2024/07/25

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

280 Masters Cove SE, Calgary, AB

2nd Floor Exterior Area 1719.29 sq ft
Interior Area 1615.14 sq ft



0 6 12 ft PREPARED: 2024/07/25

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280 Masters Cove SE, Calgary, AB

Basement (Below Grade) Exterior Area 1345.93 sq ft
Interior Area 1369.87 sq ft



0 6 12 ft PREPARED: 2024/07/25

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