



THE
A-TEAM

**RE/MAX
FIRST**

292 MASTERS Cove, Calgary T3M 2N8

MLS®#: **A2171506** Area: **Mahogany** Listing Date: **10/09/24** List Price: **\$1,788,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2016**
Lot Information
 Lot Sz Ar: **4,983 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **3,109**
 Low Sqft:
 Ttl Sqft: **3,109**

DOM

9
Layout
 Beds: **4 (3 1)**
 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,Cul-De-Sac,Few Trees,Lawn,Low Maintenance Landscape,No Neighbours Behind,Landscaped,Level,Rectangular Lot**
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Lighting,Private Entrance,Private Yard**

Construction: **Stone,Stucco,Wood Frame**
 Flooring: **Carpet,Hardwood,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Gas Cooktop,Microwave,Range Hood,Refrigerator,Window Coverings**
 Int Feat: **Bookcases,Built-in Features,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Low Flow Plumbing Fixtures,Pantry,Smart Home,Soaking Tub,Stone Counters,Storage,Vaulted Ceiling(s),Walk-In Closet(s),Wired for Sound**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	19`0" x 11`0"	Kitchen	Main	19`0" x 13`11"
Mud Room	Main	11`9" x 7`0"	5pc Bathroom	Upper	14`3" x 5`3"
Bedroom	Upper	14`2" x 9`11"	Laundry	Upper	5`10" x 11`0"
Walk-In Closet	Upper	13`0" x 9`0"	4pc Bathroom	Basement	6`9" x 9`6"
2pc Bathroom	Main	5`3" x 4`11"	Foyer	Main	5`6" x 15`4"
Living Room	Main	15`11" x 14`6"	Office	Main	11`11" x 11`4"

5pc Ensuite bath
Family Room
Walk-In Closet
Family Room
Furnace/Utility Room

Upper
Upper
Upper
Basement
Basement

12`5" x 14`6"
11`8" x 17`11"
7`11" x 11`4"
17`10" x 13`2"
21`11" x 23`1"

Bedroom
Bedroom - Primary
Bedroom
Game Room

Upper
Upper
Basement
Basement

12`11" x 16`2"
18`5" x 24`6"
11`2" x 10`10"
15`10" x 15`4"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

1611227

Zoning:

R-G

Remarks

Pub Rmks:

Welcome to your own slice of paradise on Mahogany Lake. A stunning mid-century modern lakefront home presents mountain views with unparalleled blend of luxury & tranquility awaits. Your new home offers a perfect retreat for those craving elegance, nature & resort living within the city that includes year round activities for everyone to love. From the moment you walk through your private grand entrance & step into a light-filled open living area with soaring 10' and 19' ceilings you will appreciate the premium finishes that are unique to this modern design. The gourmet chef's kitchen is a culinary enthusiast's dream. Adorned with high gloss cabinetry, beautiful appliances, herring bone tile, built-in wine racks & show stopping over-sized quartz waterfall island, THIS is where memories are made! Flowing through the open concept main level you will find a living room with an open ceiling to above complete with fireplace and floor to ceiling windows. A walk-through executive office with modern sliding doors, a powder room, large walk-in coat closet, massive back mudroom/entryway & plenty of stylish built in storage throughout round out this floor. Heading up the beautiful open riser staircase, the upper level presents a large bonus room overlooking the main level living space that includes a coffee station equipped with beverage fridge & granite countertop. The principal bedroom is nothing short of a luxurious sanctuary. Impeccable flow & updated lighting, a cathedral ceiling in the bedroom encompasses your perfect retreat to cozy up in front of a designer gas fireplace & spectacular lake/Rocky Mountain views. Spa-like ensuite includes large jetted shower, stand-alone soaker tub & dual vanities that takes you into the MUST SEE walk-in closet with its glamorous glass display units and built in storage for all your favourite fashion. Walking through the upper level, you will find two additional generously-sized bedrooms, main bathroom with double sinks & laundry room. Wired-in speakers are found in the bonus room, principal bathroom and walk-in closet. The fully finished basement offers plenty of natural light, with an additional bedroom, 4-piece bathroom, a rec/family room, gym area with mirrored walls & extra storage space. With lake access directly from your back yard & breathtaking west (sunset) views, you can easily relax, enjoy, & bring entertaining from the dining & living room out through sliding patio doors onto an oversized deck newly upgraded with composite boards, motorized retractable awning and gas BBQ outlet. Lake living is highlighted by unlimited outdoor activities including outdoor lounging, beach days, SUP, kayaking, fishing & volleyball in the summer & endless skating pathways to explore in winter. Upgrades/updates include a finished & insulated TRIPLE garage, keyless entry, central A/C, upgraded lighting throughout, app controlled stair lighting, remote controlled Hunter Douglas blinds. Don't miss out on this rare opportunity - call today!

Inclusions:

Property Listed By:

**Wine Refrigerator
CIR Realty**

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











