

542 MASTERS Road, Calgary T3M 2T8

MLS® #: **A2180320** Area: **Mahogany** Listing Date: **11/20/24** List Price: **\$664,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2021**
Lot Information
 Lot Sz Ar: **2,744 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,450**
 Low Sqft:
 Ttl Sqft: **1,450**

DOM

1
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Access:
 Lot Feat:
 Park Feat:

**Back Lane,Back Yard,Front Yard,Street Lighting,Zero Lot Line
 Double Garage Detached,Garage Door Opener,Garage Faces Rear,On Street,Outside,Side By Side**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Central,Exhaust Fan,Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Courtyard,Lighting,Rain Gutters**

Construction: **Brick,Cement Fiber Board,Silent Floor Joists,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator,Tankless Water Heater,Washer/Dryer,Window Coverings**
 Int Feat: **Breakfast Bar,Closet Organizers,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Storage,Tankless Hot Water,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>
Living Room	Main	15`6" x 13`5"	Dining Room	Main	11`9" x 9`0"
Kitchen	Main	11`9" x 11`6"	Foyer	Main	5`5" x 4`11"
Mud Room	Main	7`1" x 4`4"	2pc Bathroom	Main	0`0" x 0`0"
Bedroom - Primary	Upper	13`4" x 11`4"	3pc Ensuite bath	Upper	0`0" x 0`0"
Bedroom	Upper	10`6" x 9`2"	Bedroom	Upper	10`6" x 9`3"

Laundry
Furnace/Utility Room

Upper
Basement

0`0" x 0`0"
0`0" x 0`0"

4pc Bathroom

Upper

0`0" x 0`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1810675

Zoning:
R-G

Remarks

Pub Rmks:

Beautifully curated, Almost Brand New, and immaculately maintained by the original owner, you will discover one of the most excellent Jayman BUILT homes in the highly sought-after new community of Mahogany. Situated in the heart of the community, where pride of ownership can be easily seen, you will find this outstanding family-approved 3-bedroom home offering over 1450+ square feet of thoughtfully developed and designed with luxury in mind. This custom-built home features a 22' x 22' detached double car garage, 9' high ceilings, modern décor, an upgraded kitchen, LED lighting and plumbing fixtures, 6 Solar Panels, a tankless water heater, oversized windows, and many upgrades... this home will be sure to impress. Very bright and open design "CHEF's" kitchen includes stunning quartz countertops, tall custom white cabinets, a center island with a flush eating bar, an under-mounted granite sink below the window, a separate pantry room, recessed lighting, and sleek stainless steel appliances. Upgraded luxury vinyl plank flooring invites you in the front foyer into the great room with views into the generously designed open floorplan that includes the chef's kitchen, dining room, and back mud room/bath area. You will immediately be drawn to the gorgeous kitchen with windows overlooking the rear courtyard with a private 27' x 26' wood deck, BBQ area, fenced yard, and an oversized garage. Upstairs includes three bedrooms, two baths, and a laundry room. The spacious primary suite features your private 3-piece ensuite with a walk-in closet for you to enjoy. Going above and beyond, this home offers many more features too long to list ... To complete this home, the exterior elevation showcases a large covered front entry, brick detail, hardie board cladding and no grass for easy yard care. Other bonus upgrades include exterior wood fencing, a rear lane close to shopping, parks, schools, pathways, meeting zones, and Stoney Trail. A lake lifestyle amenity beyond compare - Mahogany's Central Beach site is the home of the community's grand Beach Club, where residents have exclusive access to sandy beaches, a splash park, tennis courts, play equipment, a fishing pier and non-motorized marina, and more! It is a stunning home in an outstanding area—January 2025 possession date. Call your friendly REALTOR(R) to book your viewing.

Inclusions:
Property Listed By:

Soral Panels
Jayman Realty Inc.

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

542 MASTERS ROAD SE
SITING: 100% COVERED
MAIN LEVEL AG: 720.00 SQ FT / 68.89 SF
UPPER LEVEL AG: 720.00 SQ FT / 68.89 SF
TOTAL ABOVE GRADE RMS SIZE: 1,440.00 SQ FT / 137.77 SF







