



573 MASTERS Road, Calgary T3M 2W3

MLS® #: **A2205951** Area: **Mahogany** Listing Date: **03/27/25** List Price: **\$719,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2019** Abv Sqft: **1,661**
 Lot Information Low Sqft:
 Lot Sz Ar: **2,755 sqft** Ttl Sqft: **1,661**
 Lot Shape:

DOM

9
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Lane,Back Yard**
 Park Feat: **Alley Access,Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame**
 Heating: **Forced Air,Natural Gas,Solar** Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
 Sewer: **Private Yard** Water Source:
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Electric Stove,Garage Control(s),Microwave,Refrigerator,Washer/Dryer,Water Softener,Window Coverings**
 Int Feat: **Bar,Breakfast Bar,Closet Organizers,High Ceilings,Open Floorplan,Quartz Counters,Storage,Walk-In Closet(s),Wet Bar**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	48`11" x 33`11"	Dining Room	Main	43`9" x 32`7"
Living Room	Main	57`5" x 42`5"	2pc Bathroom	Main	16`2" x 15`7"
Laundry	Upper	20`9" x 19`2"	Bedroom - Primary	Upper	44`3" x 40`5"
Bedroom	Upper	35`10" x 31`5"	Bedroom	Upper	36`11" x 29`3"
3pc Ensuite bath	Upper	31`2" x 16`2"	4pc Bathroom	Upper	28`2" x 16`2"
Game Room	Basement	58`0" x 45`8"	Other	Basement	17`6" x 7`1"
Furnace/Utility Room	Basement	30`1" x 26`10"	Bedroom	Basement	38`3" x 32`7"

3pc Bathroom

Basement

26`6" x 16`2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

1811915

Remarks

Pub Rmks: **** OPEN HOUSE Saturday April 5, 1pm - 4pm and Sunday April 6, 1pm - 3pm ** This gorgeous Jayman built and certified home sits on a quiet street in the highly sought after lake community of Mahogany. As you enter, you will immediately notice how bright and airy it is. The main floor living room has high 12' ceilings, upgraded stone feature wall and electric fireplace with mantle. Up a few stairs into the large dining space that overlooks the living room and is open to the gourmet kitchen with breakfast bar, white quartz countertops, great functional design and tons of cupboard space. A powder room completes this level. Head up the widened staircase to the upper level complete with 3 large bedrooms, including the primary suite with 3 piece ensuite (same quartz countertops running through all baths, kitchen and wet bar). The primary walk in closet has access to the upper level laundry for extra convenience! 4 piece family bath completes the upper level. The basement has been finished (with permits) to match the aesthetic of the rest of the home. There is a fourth bedroom and full bath plus Rec Room (12' ceilings) and theatre room that is wired for 5.1.4 Dolby Home Theater system setup and has a wet bar and wine cooler (included). Tons of upgrades throughout, including Central Air Conditioning, Solar Panels (6) , HRV unit, high efficiency 2-stage furnace, tankless hot water heater, and honeycomb blinds, alternate foundation to increase basement height, stucco exterior, expanded windows and additional windows throughout home, Glass railings, mesh as pigeon deterrent, and select motorized blinds. The double detached garage has 9' ceiling and 2' widened (22' x 20' garage with a window). All of this PLUS access to Calgary's largest lake, at approximately 64 acres in size with multiple access areas, floating docks, and fishing piers! Come check out this amazing home in an amazing community!**

Inclusions: **Primary bedroom closet organizer units, Bedroom (baby room) closet organizer units. Basement in-wall built in home theatre speakers (Ceiling x 4, Rear wall x 2), All window blinds, Solar Panels (6), 2 TV mounts (living room and primary), Monitored top of the line security system with motion sensors, door/window sensors and video cameras (x3)**

Property Listed By: **RE/MAX First**

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









