

**248 Masters Row SE**  
**Calgary, Alberta**

**MLS # A2268735**



**\$754,900**

|                  |                                                |               |                  |
|------------------|------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Mahogany                                       |               |                  |
| <b>Type:</b>     | Residential/House                              |               |                  |
| <b>Style:</b>    | 2 Storey                                       |               |                  |
| <b>Size:</b>     | 2,278 sq.ft.                                   | <b>Age:</b>   | 2021 (4 yrs old) |
| <b>Beds:</b>     | 3                                              | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Concrete Driveway, Double Garage Attached      |               |                  |
| <b>Lot Size:</b> | 0.10 Acre                                      |               |                  |
| <b>Lot Feat:</b> | Back Yard, Corner Lot, Landscaped, See Remarks |               |                  |

|                    |                                                                                                                                   |                   |     |
|--------------------|-----------------------------------------------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                                                                                                                        | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl Plank                                                                                                 | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                   | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                                                                                                                              | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Brick, Composite Siding, Wood Frame                                                                                               | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                                                                                                   | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Breakfast Bar, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Recessed Lighting, See Remarks |                   |     |

**Inclusions:** Television Wallmount

Welcome to this stunning two-storey, Double Front Attached Garage&nbsp;home located in the award-winning lake community of Mahogany &mdash; where modern design meets everyday comfort. Situated on a large corner lot, this property offers exceptional curb appeal, air conditioning, and an abundance of natural light throughout thanks to the additional side windows. Step inside to an open-concept main floor designed for both entertaining and functionality. The spacious kitchen impresses with granite countertops, a large island, stainless steel appliances including a built-in microwave, and a walkthrough pantry that conveniently connects to the mudroom. The corner living room is bright and inviting with plenty of windows, while the dining area overlooks the backyard &mdash; ideal for family gatherings or relaxed evenings at home. Upstairs, discover three generous bedrooms, including a luxurious primary retreat complete with a walkthrough closet and a spa-inspired 5-piece ensuite featuring a soaker tub, upgraded shower, and dual vanities with granite counters. You&rsquo;ll also find a cozy bonus room perfect for movie nights or a play area, along with a large laundry room offering extra storage and convenience. Located just minutes from Mahogany Lake, scenic parks, schools, and the community&rsquo;s vibrant shopping and dining options, this home perfectly blends style, comfort, and location. Experience the best of Mahogany living &mdash; this is one you&rsquo;ll want to see!