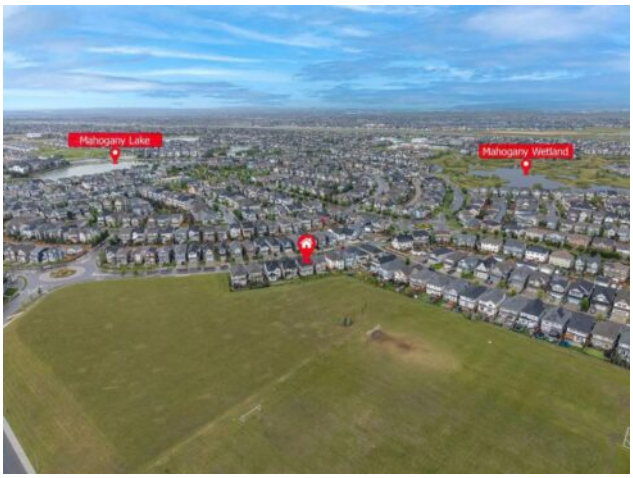
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REALTY GROUP

587-899-3773
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282 Masters Avenue SE
Calgary, Alberta

MLS # A2343207



$859,900

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,397 sq.ft.	**Age:**	2017 (9 yrs old)
Beds:	5	**Baths:**	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Landscaped, Rectangular Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Hardwood, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Composite Siding, Wood Frame	**Zoning:**	R-G
Foundation:	Poured Concrete	**Utilities:**	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

Inclusions: none

OENHOUSE Sep.27 230-430pm, Welcome to this exceptional former showhome, ideally positioned with a beautiful, expansive green playground directly behind the backyard—offering an open, unobstructed backdrop and a wonderful sense of space. With no homes immediately behind, this is a truly special setting for families to enjoy year-round. Offering 2,394 sq ft of wide-open living space, this extensively upgraded home combines thoughtful design, premium finishes, and exceptional functionality. The main and second floors feature 9’ knockdown ceilings, stunning wide-plank laminate flooring, and central air conditioning for year-round comfort. The beautifully upgraded island kitchen is the heart of the home, featuring illuminated accent cabinetry, stainless steel appliances, engineered stone countertops, wine storage, and a convenient walk-through pantry. The main floor also offers a spacious great room, generous dining nook, and versatile front flex room—perfect for a home office, playroom, or additional living space. Upstairs, you’ll find four spacious bedrooms, including an impressive primary retreat with a luxurious 5-piece ensuite featuring a freestanding soaker tub. A family-sized bonus room with vaulted ceiling creates the perfect space for movie nights and family gatherings, while the upper laundry room offers added convenience with a folding counter. The upgrades continue throughout with stone countertops in all bathrooms, a gas line to the BBQ and stove, and a deck already in place. Every detail has been thoughtfully considered, and the list of upgrades goes on! Located in a sought-after lake community, residents enjoy access to the lake and beach, with year-round recreational opportunities including skating on the lake in winter. Add the rare green playground backdrop, extensive showhome upgrades, and exceptional floor

plan, and you have a home that truly stands apart. This is more than just a beautiful home—it’s an exceptional lifestyle opportunity. Come see why you’ll fall in love!

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