



## 347 Masters Row Calgary Alberta

\$699,900

Welcome to your new home in the desirable lake community of Mahogany! HARDIE BOARD surrounds the exterior of this beautiful home adding protection from fire and hail. This FULLY UPGRADED, two-storey is host to a MODERN OPEN FLOOR PLAN that is perfect for both entertaining and everyday living. Impressive 10-FOOT KNOCKDOWN CEILINGS and LUXURY VINYL PLANK flooring flow throughout the main level. The focal point of the living area is a stunning FLOOR-TO-CEILING STONE electric fireplace, providing warmth and ambiance. CUSTOM UP/DOWN BLINDS offer privacy while letting in natural light. The CHEF-INSPIRED KITCHEN features striking moody blue cabinetry complemented by pristine QUARTZ countertops. Enjoy entertaining with the OVERSIZED ISLAND, with ample space for meal prep and casual dining. The kitchen also includes SOFT-CLOSE DOOR & DRAWERS, a spacious WALK-IN PANTRY, and UPGRADED LIGHTING that enhances the modern aesthetic. The OPEN RAILING leads to the second floor, where you'll find three generously sized bedrooms. The primary suite features a WALK-IN CLOSET and a stylish 4-piece ensuite with a DUAL VANITY and an oversized tiled GLASS SHOWER--perfect for unwinding after a long day. Convenience is key with an UPSTAIRS LAUNDRY room equipped with a FOLDING COUNTER, making laundry day a breeze. The unfinished basement offers 9-FOOT CEILINGS and ROUGHED-IN PLUMBING, providing a blank canvas for a future bedroom, bathroom, and family room tailored to your needs. Step outside to your SOUTH FACING BACKYARD, where you can relax on the exposed aggregate patio or enjoy the hot tub--a perfect oasis for outdoor entertaining. The fully finished HEATED GARAGE is a standout feature, complete with EPOXY FLEX STONE FLOORING and 220V wiring, offering versatility for all your projects. This exceptional home is ideally situated with easy access to the MAIN BEACH CLUB, parks, playgrounds, SC...

Primary Bedroom 14.08 Ft x 12.58 Ft

Other 8.67 Ft x 6.50 Ft

Laundry room 6.75 Ft x 5.83 Ft

4pc Bathroom 13.25 Ft x 5.83 Ft

Bedroom 11.42 Ft x 9.50 Ft

4pc Bathroom 8.67 Ft x 4.92 Ft

Living room 14.25 Ft x 13.58 Ft

Kitchen 15.50 Ft x 13.83 Ft

Dining room 14.67 Ft x 12.08 Ft

Foyer 9.08 Ft x 5.42 Ft

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Listing Presented By:



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**RE/MAX**

**RE/MAX REAL ESTATE  
(CENTRAL)**

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Bedroom 11.33 Ft x 8.92 Ft

2pc Bathroom 5.08 Ft x 4.83 Ft