

# \$1,699,999 - 280 Masters Cove Se, Calgary

MLS® #A2152736

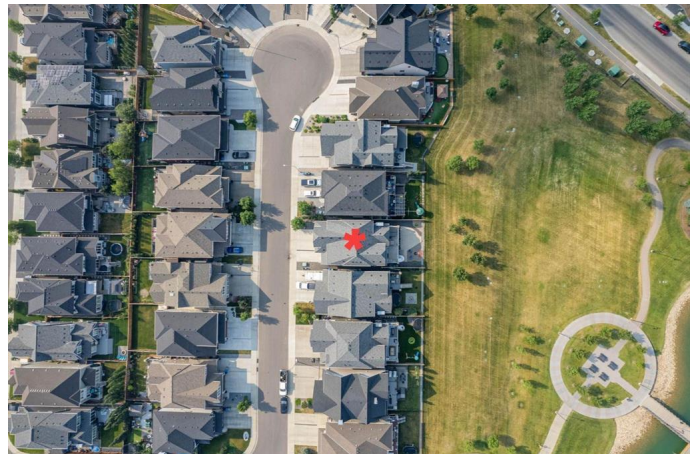
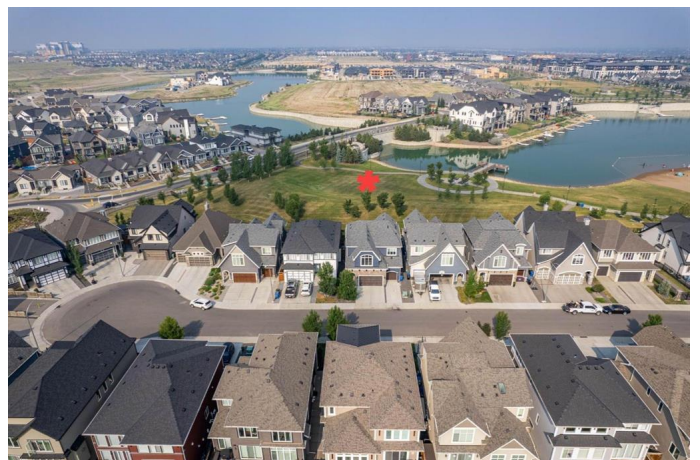
**\$1,699,999**

6 Bedroom, 4.00 Bathroom, 3,074 sqft

Residential on 0.11 Acres

Mahogany, Calgary, Alberta

Welcome to your OASIS in the city, where the LAKE & BEACH are an EXTENSION of your BACKYARD. The CASCADE by CALBRIDGE HOMES was meticulously designed to create lasting memories. This magnificent LAKESIDE property offers almost 4000 sq ft of TL living space, a TRIPLE attached garage, & a SUITED (illegal) WALK OUT basement w/ DIRECT LAKE & BEACH access from the BACKYARD. The affluent front curb appeal of this EXECUTIVE home will immediately capture your attention. Sophisticated Herringbone patterned tile & soaring ceilings welcome you at the front foyer. The EXTRAORDINARY VIEWS of the LAKE from the curtain of WEST FACING windows provides a scene of PICTURESQUE TRANQUILITY. The GOURMET kitchen boasts a stunning MASSIVE granite island w/ built in storage & breakfast bar. Full height cabinets, beautiful patterned backsplash & under mount lighting. SS appliances including built in gas range w/ inspiring range hood, wall oven, & built in microwave. Butlers pantry. Large dining room w/ built in storage benches. VAULTED ceilings w/ striking BEAMS & floor to ceiling stone faced fireplace in the living room. Main floor office, 2 pc bath & mud room w/ built ins. Wallow in the SUNSHINE & LAKESIDE VIEWS while you fire up the BBQ on your WEST FACING main floor balcony. The stylish spindled staircase will usher you to the upper level where you will be met by a spacious open landing filled w/ sunlight. Large



bonus room w/ VAULTED ceilings. Spacious primary bed w/ an EXCEPTIONAL LAKE VIEW. A DREAM ensuite w/ double granite vanity, custom tiled double shower w/ bench & soaker tub. Large walk in closet w/ window. 3 additional beds up w/ walk in closets. 4 pc main bath w/ granite counter top. Upstairs laundry room w/ folding station, sink, cabinets & linen closet. THE SUITED (illegal) WALK OUT basement developed by the builder lends ample OPPORTUNITY for a variety of needs & offers private entry through both the garage & yard. The MOTHER IN LAW SUITE (illegal) is ideal for those w/ elderly or extended family, older children, a live in nanny, or roommate. Optimal space for a DAYHOME or HOME BASED business. Or, supplement the mortgage payments with RENTAL INCOME of \$2000+/month by renting out the space LONG TERM or as an AIR B N B. Spacious U shaped kitchen w/Quartz countertops & breakfast bar. SS appliances. Spacious living room w/ gas fireplace. 2 beds. Second bed offers a cheater door to the 4 pc bath w/ heated tile flooring. Separate laundry & storage on the lower level. Lower patio off the walk out. Beautifully landscaped back yard w/ aggregate stone patio & fire pit. 2 furnaces. 2 A/C units. On demand water. Water softener. Exterior hot water tap to rinse off after an afternoon at the beach. Sink in the garage. GEMSTONE exterior LED lights. Tint w/UV protection on west main floor windows.

Built in 2018

### **Essential Information**

MLS® #	A2152736
Price	\$1,699,999
Sold Price	\$1,690,000
Bedrooms	6
Bathrooms	4.00

Full Baths	3
Half Baths	1
Square Footage	3,074
Acres	0.11
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

### **Community Information**

Address	280 Masters Cove Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2N8

### **Amenities**

Amenities	Beach Access, Clubhouse, Picnic Area, Playground, Park, Racquet Courts, Recreation Facilities
Parking Spaces	6
Parking	Triple Garage Attached, Front Drive

### **Interior**

Interior Features	Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Beamed Ceilings, Granite Counters, High Ceilings, Vinyl Windows, Recessed Lighting, Separate Entrance, Storage, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Washer/Dryer, Window Coverings, Wine Refrigerator, Central Air Conditioner, Built-In Gas Range, Built-In Oven, Garage Control(s), Microwave Hood Fan, Other, Range Hood, See Remarks, Tankless Water Heater, Water Softener
Heating	Forced Air, In Floor
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Other
Has Basement	Yes

Basement                      Finished, Full, Walk-Out, Suite

**Exterior**

Exterior Features      BBQ gas line, Fire Pit, Private Entrance

Lot Description        Landscaped, Backs on to Park/Green Space, Back Yard, Close to Clubhouse, Lake, No Neighbours Behind, Rectangular Lot, See Remarks, Views

Roof                      Asphalt Shingle

Construction          Stone, Stucco

Foundation            Poured Concrete

**Additional Information**

Date Listed             July 31st, 2024

Date Sold                October 30th, 2024

Days on Market        91

Zoning                  R-1s

HOA Fees                997.54

HOA Fees Freq.        ANN

**Listing Details**

Listing Office            CIR Realty

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