



CORY PELCHAT
REALTOR®
GRASSROOTS REALTY GROUP LTD.

780-933-9938
pelchatsold@gmail.com

292 Masters Cove SE
Calgary, Alberta

MLS # A2171506



\$1,725,000

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,109 sq.ft.	Age:	2016 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Few Trees, Lawn, L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Pantry, Smart Home, Soaking Tub, Stone Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound

Inclusions: Wine Refrigerator

Price Improvement & Open House Sat Oct 26 1pm-3pm. Welcome to a stunning mid-century modern lakefront home presenting mountain views w/ unparalleled blend of luxury & tranquility awaits. Your new home offers a perfect retreat for those craving elegance, nature & resort living within the city that includes year round activities for everyone to love. From the moment you walk through your private grand entrance & step into a light-filled open living area with soaring 10' and 19' ceilings you will appreciate the premium finishes that are unique to this modern design. The gourmet chef's kitchen is a culinary enthusiast's dream. Adorned with high gloss cabinetry, beautiful appliances, herring bone tile, built-in wine racks & show stopping over-sized quartz waterfall island, THIS is where memories are made! Flowing through the open concept main level you will find a living room with an open ceiling to above complete with fireplace and floor to ceiling windows. A walk-through executive office with modern sliding doors, a powder room, large walk-in coat closet, massive back mudroom/entryway & plenty of stylish built in storage throughout round out this floor. Heading up the beautiful open riser staircase, the upper level presents a large bonus room overlooking the main level living space that includes a coffee station equipped with beverage fridge & granite countertop. The principal bedroom is nothing short of a luxurious sanctuary. Impeccable flow & updated lighting, a cathedral ceiling in the bedroom encompasses your perfect retreat to cozy up in front of a designer gas fireplace & spectacular lake/Rocky Mountain views. Spa-like ensuite includes large jetted shower, stand-alone soaker tub & dual vanities that takes you into the MUST SEE walk-in closet with its glamorous glass display units and built in storage for all your favourite fashion. Walking

through the upper level, you will find two additional generously-sized bedrooms, main bathroom with double sinks & laundry room. Wired-in speakers are found in the bonus room, principal bathroom and walk-in closet. The fully finished basement offers plenty of natural light, with an additional bedroom, 4-piece bathroom, a rec/family room, gym area with mirrored walls & extra storage space. With lake access directly from your back yard & breathtaking west (sunset) views, you can easily relax, enjoy, & bring entertaining from the dining & living room out through sliding patio doors onto an oversized deck newly upgraded with composite boards, motorized retractable awning and gas BBQ outlet. Lake living is highlighted by unlimited outdoor activities including outdoor lounging, beach days, SUP, kayaking, fishing & volleyball in the summer & endless skating pathways to explore in winter. Upgrades/updates include a finished & insulated TRIPLE garage, keyless entry, central A/C, upgraded lighting throughout, app controlled stair lighting, remote controlled Hunter Douglas blinds. Don't miss out on this rare opportunity - call today!