

# \$649,900 - 45 Masters Crescent Se, Calgary

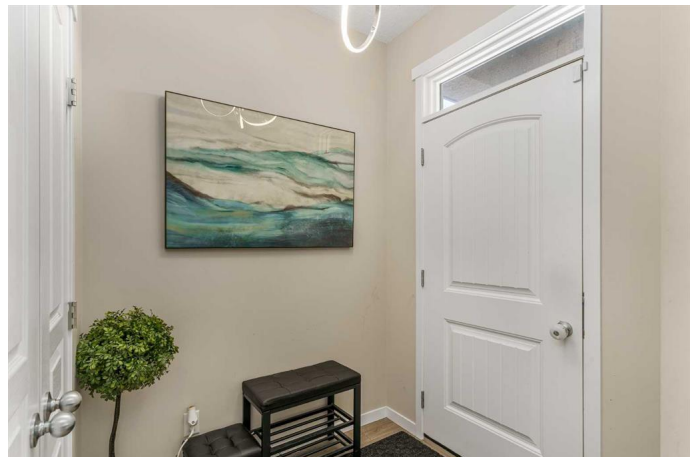
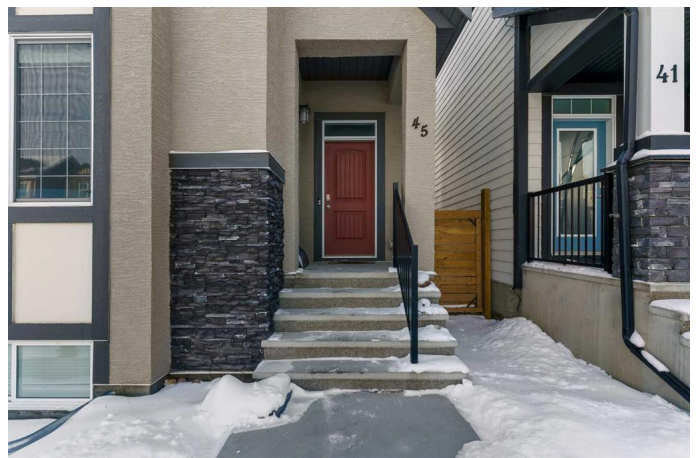
MLS® #A2196640

**\$649,900**

4 Bedroom, 4.00 Bathroom, 1,612 sqft  
Residential on 0.07 Acres

Mahogany, Calgary, Alberta

Lakeside Living in Mahoganyâ€™Your Dream Home Awaits! Step into style, comfort, and an unbeatable location with this stunning 3-bedroom, 3.5-bathroom home in the award-winning lake community of Mahogany! Just a short walk to the lake, steps from the wetlands, and close to top-rated public and Catholic elementary schoolsâ€™this home checks all the right boxes. Inside, an open-concept living space welcomes you with soaring windows that flood the living room with natural light. Cozy up and watch movies with the family in this warm, inviting space highlighted by the feature wall, or catch up on emails in the convenient main floor office/denâ€™perfect for remote work. The designer kitchen is straight out of a magazine, featuring quartz countertops, timeless white cabinets, stainless steel appliances, a mini subway backsplash that wraps around the range hood fan, and loads of pot lights. A wall of windows offers picturesque backyard views, making meal prep a dream. Whether youâ€™re hosting a formal dinner or a casual get-together, the spacious dining areaâ€™with its high ceilings and warm ambianceâ€™sets the stage for unforgettable moments. Upstairs, the primary retreat is a slice of serenity, with a walk-in closet, spa-inspired ensuite, and sun-filled oversized windows. Two additional bedrooms, another full bath, and ultra-convenient upper-floor laundry complete the space, designed for family-friendly functionality. The fully finished basement



provides even more space for a growing family with a fourth bedroom, a full bath, a cozy rec room, and added storage. Outside, the south-facing backyard is built for entertaining, featuring a spacious deck—perfect for summer nights under the stars. A double detached garage rounds out this must-see backyard to ensure vehicles stay warm and secure all year long. This home is also equipped with solar panels, offering energy efficiency and cost savings while reducing your carbon footprint. Enjoy lower utility bills and increased home value with this eco-friendly addition, designed to harness renewable energy and contribute to a more sustainable future. Living in Mahogany means more than just owning a home—it's a lifestyle. With 84 acres of freshwater lake and beaches, enjoy swimming, canoeing, and kayaking in the summer, and a magical skating rink in the winter. Walking trails, parks, playgrounds, and an adult fitness park offer endless outdoor fun, all just minutes from South Health Campus, shopping, dining, and major roadways. Call today to book your private showing!

Built in 2017

### **Essential Information**

MLS® #	A2196640
Price	\$649,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,612
Acres	0.07
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey

Status Active

### Community Information

Address 45 Masters Crescent Se  
Subdivision Mahogany  
City Calgary  
County Calgary  
Province Alberta  
Postal Code T3M 2H1

### Amenities

Amenities None  
Parking Spaces 2  
Parking Double Garage Detached  
# of Garages 2

### Interior

Interior Features Closet Organizers, Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows  
Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings  
Heating Forced Air, Natural Gas  
Cooling None  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features Other  
Lot Description Back Lane, Back Yard, Landscaped, Rectangular Lot, Street Lighting, Zero Lot Line  
Roof Asphalt Shingle  
Construction Stone, Stucco, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed February 25th, 2025  
Days on Market 38  
Zoning R-G  
HOA Fees 582  
HOA Fees Freq. ANN

## Listing Details

Listing Office

Real Broker

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