\$999,000 - 22 Masters Avenue Se, Calgary

MLS® #A2211686

\$999,000

4 Bedroom, 4.00 Bathroom, 2,403 sqft Residential on 0.10 Acres

Mahogany, Calgary, Alberta

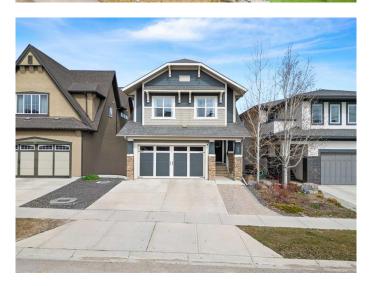
OPEN HOUSE - SATURDAY, APRIL 26th FROM 1-3PM Welcome to your next home, A FORMER SHOWHOME with no detail overlooked. In the vibrant and family-friendly LAKE COMMUNITY of Mahogany. This thoughtfully designed 4-bedroom, 3.5-bathroom property includes a fully developed WALKOUT BASEMENT WITH LEGAL 1-BEDROOM BASEMENT SUITE BACKING ONTO GREEN SPACE.

Walking in, you're greeted by an inviting main floor featuring high ceilings, OPEN RISER STAIRCASE, BUILT IN SPEAKERS WIRED THROUGH ALL THREE LEVELS and a bright, open-concept layout. The kitchen truly serves as the heart of the home with elegant quartz countertops, sleek stainless steel appliances, and a generously sized pantry for all your storage needs. The seamless flow into the dining and living areas creates an ideal environment for gatherings and entertaining. THE CUSTOM ENCLOSED DECK WITH HEATER AND MOTORIZED SUNCOAST BLINDS, a ceiling fan, heater and a gas line hookup is the perfect place to relax in the summer-rain or shine. A dedicated office space on the main floor provides a quiet spot for working from home or studying.

Upstairs, the spacious bonus room offers the perfect setting for a home gym, playroom, or cozy movie nights with the family. Just off the bonus room is the serene primary bedroom







retreat, filled with natural light and complete with a luxurious 5-piece ensuite. Features include a glass shower, quartz countertops, dual vanity sinks, and a well-designed walk-in closet. Two additional generously sized bedrooms, a 4-piece bathroom, and a conveniently located laundry room round out this level, making everyday living a breeze. The LEGAL basement suite is a fantastic addition to the home. Upon entering, you'II find a stylish kitchen with stainless steel appliances, quartz countertops, and a private stacked washer and dryer. The large recreation room offers plenty of space for relaxing or hosting, with direct access to the covered patio with a gas line hookupâ€"a great spot to enjoy the outdoors. The suite also includes a bright bedroom with large windows and a walk-in closet, a full 4-piece bathroom, and additional storage options. Don't forget the FULLY FINISHED GARAGE WITH EPOXY FLOORING AND THE DRIVEWAY THAT ACCOMMODATES UP TO FOUR VEHICLES!

Situated in the sought-after community of Mahogany, this home offers more than just beautiful living spaces. Residents enjoy access to Calgary's largest lake, complete with two beaches and year-round recreational opportunities. The neighborhood is also conveniently located near top-rated schools, popular restaurants, and a wide range of shopping options.

This home truly checks all the boxes. Schedule your private showing today and experience all that Mahogany living has to offer!

Built in 2015

Essential Information

MLS®#

A2211686

Price \$999,000

Bedrooms 4

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 2,403

Acres 0.10

Year Built 2015

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

Community Information

Address 22 Masters Avenue Se

Subdivision Mahogany

City Calgary
County Calgary

Province Alberta

Postal Code T3M 2B1

Amenities

Amenities Beach Access, Fitness Center, Park, Party Room, Playground, Boating,

Clubhouse, Dog Park, Game Court Interior, Racquet Courts, Recreation

Facilities, Recreation Room

Parking Spaces 4

Parking Double Garage Attached

of Garages 2

Interior

Interior Features High Ceilings

Appliances Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer, Window Coverings

Heating Forced Air Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full, Walk-Out, Suite

Exterior

Exterior Features None

Lot Description Back Yard, Backs on to Park/Green Space, Rectangular Lot, Wetlands

Roof Asphalt Shingle

Construction Stone, Wood Frame, Composite Siding

Foundation Poured Concrete

Additional Information

Date Listed April 24th, 2025

Days on Market 2

Zoning R-G

HOA Fees 400

HOA Fees Freq. ANN

Listing Details

Listing Office eXp Realty

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