# \$1,100,000 - 42 Masters Avenue Se, Calgary

MLS® #A2203719

## \$1,100,000

5 Bedroom, 4.00 Bathroom, 2,578 sqft Residential on 0.10 Acres

Mahogany, Calgary, Alberta

Welcome to Mahogany, one of Calgary's most desirable lake communities. This beautiful, fully finished walkout home backs onto the 22km Mahogany pathway system, steps from the expansive Mahogany wetlands. The main floor offers a large, private office off of the foyer, in addition to thoughtfully designed open-concept main living space ideal for everyday family living as well as entertaining. The upgraded kitchen boasts quartz countertops, smart Wi-Fi-enabled LG appliances, a gas cooktop stove, a designer tile backsplash, a walk-through pantry, and more. From the bright and sunny dining area you can enjoy peaceful views of the wetlands and step out onto the full-width rear deck to take in more views. The comfortable living room boasts a gas fireplace surrounded by stone and built-in shelves as a focal point. The mudroom is finished with built-in lockers and storage off of the double attached garage. Upstairs, you will find 4 spacious bedrooms, a bonus room with a vaulted ceiling, and a functional laundry room. The huge primary suite offers a spa-like ensuite with a soaker tub, dual vanities, a glass/tile shower, and a spacious walk-in closet. The fully finished walkout basement includes an inviting family room with a second gas fireplace, space for a home gym or rec room, a kitchenette, a 5th bedroom, a 4-piece bathroom with in-floor heat, and more. Walk out to a covered patio with stamped concrete and a built-in firepit. This home's location offers a short walk to







the Mahogany Beach Club with year-round activities; a short walk to Mahogany Elementary School (Kâ€"4) & Divine Mercy Catholic Elementary School (Kâ€"6); and walking distance to Mahogany Village with a multitude of shopping and dining options.

#### Built in 2015

#### **Essential Information**

MLS® # A2203719 Price \$1,100,000

Bedrooms 5
Bathrooms 4.00
Full Baths 3
Half Baths 1

Square Footage 2,578
Acres 0.10
Year Built 2015

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 42 Masters Avenue Se

Alberta

Subdivision Mahogany
City Calgary
County Calgary

Postal Code T3M 2B1

### **Amenities**

Province

Amenities Beach Access, Clubhouse, Park, Playground, Racquet Courts

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home,

Pantry, Quartz Counters, Walk-In Closet(s)

Appliances Dishwasher, Microwave, Range Hood, Refrigerator, Washer/Dryer,

Window Coverings, Gas Stove

Heating Forced Air
Cooling Central Air

Fireplace Yes
# of Fireplaces 2
Fireplaces Gas
Has Basement Yes

Basement Finished, Full, Walk-Out

#### **Exterior**

Exterior Features Private Yard

Lot Description Back Yard, Backs on to Park/Green Space, Close to Clubhouse, Views

Roof Asphalt Shingle
Construction Wood Frame

Foundation Poured Concrete

#### Additional Information

Date Listed March 28th, 2025

Days on Market 7

Zoning R-G

HOA Fees 595

HOA Fees Freq. ANN

## **Listing Details**

Listing Office RE/MAX First

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