

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

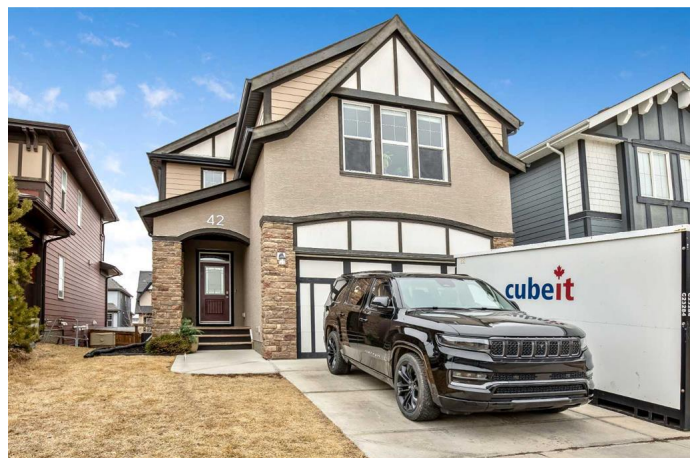
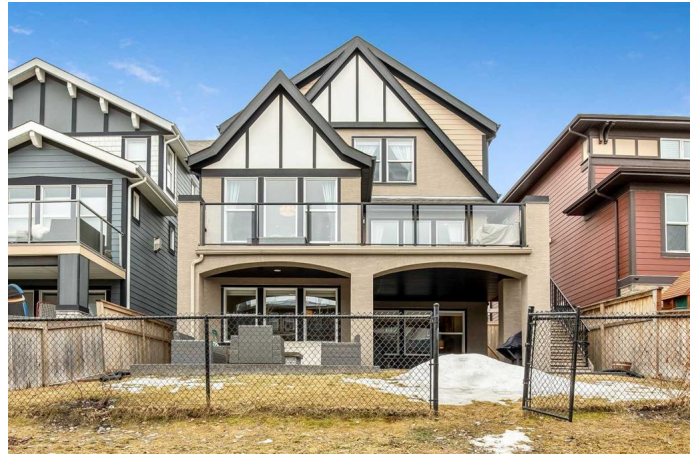
MLS® #A2203719

**\$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
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2B1

### **Amenities**

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	9
Zoning	R-G
HOA Fees	595
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX First
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