

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

MLS® #A2203719

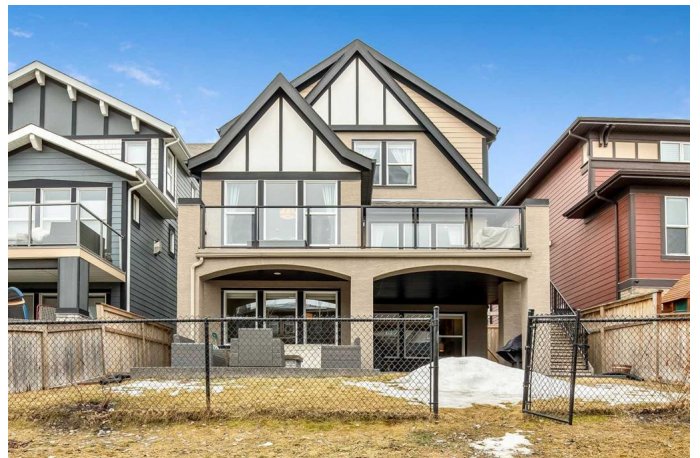
**\$1,100,000**

5 Bedroom, 4.00 Bathroom, 2,578 sqft

Residential on 0.10 Acres

Mahogany, Calgary, Alberta

Open House: Saturday, April 26 from 1:00-4:00pm. 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 (K-4) & Divine Mercy Catholic Elementary School (K-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	Park, Playground, Beach Access, Clubhouse, 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, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
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	29
Zoning	R-G
HOA Fees	595
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.