



GRASSROOTS
REALTY GROUP

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**159 Masters Avenue SE
Calgary, Alberta**

MLS # A2216837



\$780,000

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,883 sq.ft.	Age:	2015 (10 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Attached, Garage Faces Rear, On Street		
Lot Size:	0.09 Acre		
Lot Feat:	Close to Clubhouse, Landscaped		

Heating:	Central, Fireplace(s)	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, French Door, High Ceilings, Kitchen Island, Open Floorplan, Walk-In Closet(s)		

Inclusions: (Open to including bunk bed and mirrors in dining room)

OPEN HOUSE – Saturday, May 10, 12:00–2:00 PM Are you ready to enjoy summer in the vibrant lake community of Mahogany? This beautifully designed air conditioned 4 Bedroom home offers the perfect blend of modern style and thoughtful comfort. Step through the welcoming front foyer—framed by elegant French doors—into an open-concept main floor featuring a bright kitchen with central island, spacious living room with cozy gas fireplace, and a large dining area ideal for entertaining. This 3 bedroom upper level features two sunlit bedrooms, a full 4pc bathroom, a convenient laundry room, and a serene primary suite with abundant natural light, a walk-in shower, double vanity, and tranquil views of the lush backyard. The fully finished basement expands your living space with a second indoor gas fireplace, a generous guest bedroom with ensuite bath, and exceptional storage throughout—including two oversized closets, built-in cupboards, and a clever hidden nook under the stairs that kids will love. The rear double attached garage with driveway and additional parking perfectly shapes the very private courtyard feel backyard oasis featuring a premium Trex deck, built-in gas fireplace, cobblestone patio, and cedar privacy screen draped in healthy vines. The lawn is perfect for play, gardening, or simply unwinding. Additional upgrades include air conditioning, a water softener, radon mitigation installed, and an in-ground sprinkler system. Living in Mahogany means access to a 63-acre lake, sandy beaches, a private Beach Club, over 22 km of scenic pathways, and a Village Centre with shops, dining, and services. Ideally located across from a future park and minutes from 52nd Street, South Health Campus, the YMCA, and top schools, this move-in-ready home offers the best of lakeside living in a

welcoming, family-friendly community. Don't miss your chance to make this exceptional Mahogany home yours!