



GRASSROOTS
REALTY GROUP

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158 Masters Point SE
Calgary, Alberta

MLS # A2220694



\$865,500

| | | | |
|------------------|------------------------|---------------|-------------------|
| Division: | Mahogany | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,418 sq.ft. | Age: | 2014 (11 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.12 Acre | | |
| Lot Feat: | Back Yard, Corner Lot | | |

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|--------------------|--|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Ceramic Tile, Hardwood, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Stone, Stucco, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s) | | |
| Inclusions: | None | | |

WELCOME TO THIS BEAUTIFULLY DESIGNED FAMILY HOME! Located just steps from Mahogany's Main Beach—only a 5-minute walk—this stunning corner-lot property offers the perfect blend of style, comfort, and prime location. With no neighbouring walls on two sides, this home provides enhanced privacy and an abundance of natural light throughout. Offering approximately 3,400 sq. ft. of living space, this home features 4 spacious bedrooms, a large bonus room, and 3.5 bathrooms, with potential for a side entrance—ideal for future development or a private suite. A secondary suite would be subject to approval and permitting by the city/municipality. You'll be impressed by the 9 ft ceilings, rich hand-scraped laminate floors, central A/C, custom window treatments, and expansive windows that flood the main floor with natural light. The welcoming foyer opens to a private den/office, mudroom, powder room, and a spacious living room with a tile-faced gas fireplace. The gourmet kitchen is a standout, featuring: Modern white cabinetry with antique glass upper cabinets Under-cabinet lighting Upgraded stainless steel appliances, including a built-in microwave oven White granite countertops that brighten the entire space Upstairs, you'll find premium laminate flooring and a layout that maximizes both function and comfort: A massive primary bedroom suite with a walk-in closet, dual vanities, soaker tub, and a separate enclosed shower Two spacious bedrooms connected by a Jack & Jill bathroom A large laundry room A huge bonus room, perfect for movie nights, playtime, or relaxing with family The professionally developed basement boasts 9' ceilings, oversized windows, and a large recreation room that doesn't feel like a basement thanks to the natural light. It includes: A spacious bedroom with a

walk-in closet A full bathroom A large utility/storage room This basement setup is ideal for guests or a growing teenager who needs more space. Outside, enjoy the benefits of being just a short walk from the Mahogany Beach Club, schools, shopping, public transit, and the beautiful wetlands walking paths.