



GRASSROOTS
REALTY GROUP

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184 Masters Avenue SE
Calgary, Alberta

MLS # A2239412



\$609,000

Division:	Mahogany		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,301 sq.ft.	Age:	2016 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, City Lot, Interior Lot, Lawn, Level, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Garage Door Control, Window Coverings, Brackets/Rods, Shower Rod, Ring Doorbell

Welcome to this well-maintained, semi-detached home in the award-winning lake community of Mahogany. Recognized multiple times as Community of the Year, Mahogany offers an unbeatable lifestyle with lake access, exceptional amenities, and endless pathways through its beautiful wetlands and lake area — just steps from your door. This home is proudly owned by its original owner; therefore the pride of ownership and care definitely shines the moment you arrive. Inside, you'll appreciate the open and functional floorplan complete with timeless white kitchen cabinetry and beautiful quartz countertops, perfect for daily living and entertaining alike. This thoughtfully designed home features three bedrooms upstairs and 2.5 bathrooms. The primary bedroom includes a spacious walk-in closet and separate ensuite. The unfinished basement boasts potential for future development, whether you're planning an epic home gym, extra family room, or an additional bedroom, you get to decide. Outside, enjoy the lovely backyard landscaping, a rear paved back alley, and a double detached garage. The home is finished with classic stucco siding for timeless curb appeal. Just a quick walk to the Mahogany Beach Club, you'll love having access to incredible amenities including tennis courts, a splash park, playground, paddleboarding, a fishing dock, skating, and more. Being so close to all the shops/amenities including the brilliantly designed Seton YMCA and South Health Campus Hospital, you might just stay here forever. With quick access to Stoney Trail and Deerfoot Trail, it will only make your daily commute for work that much easier. This is a fantastic opportunity to own in one of Calgary's most desirable lake communities, with nothing to do but move in and start enjoying everything Mahogany has to offer. Call you agent today to book an appointment.

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