



GRASSROOTS
REALTY GROUP

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216 Masters Cove SE
Calgary, Alberta

MLS # A2245063



\$1,300,000

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,678 sq.ft.	Age:	2018 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished, Walk-Out To Grade	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	None		

Welcome to 216 Masters Cove SE, a beautifully maintained family home situated in a quiet cul-de-sac, just a one-minute walk to Mahogany Lake access—offering year-round outdoor fun. Step into the inviting foyer, finished with elegant, easy-to-clean white tile, and continue into the main floor where functionality meets luxury. A dedicated, fully soundproofed media/theatre room with built-in speakers and a solid-core pocket door creates the perfect retreat for immersive entertainment right at home. Moving into the heart of the home, the open-concept layout features a stunning great room with soaring 18-foot ceilings, expansive windows that flood the space with natural light, and a cozy oversize electrical fireplace. Seamlessly connected to the great room is a spacious kitchen with a large quartz counter top island finished in stylish whitish-grey tones, equipped with a 36” gas cooktop, KitchenAid convection built-in oven, 2024 new built-in microwave, and ample cabinetry. The adjacent dining area comfortably seats ten and is surrounded by floor-to-ceiling windows—with the potential to add a large deck for outdoor entertaining. A BBQ gas line is already installed and ready for use. The thoughtfully designed walk-through pantry includes a secondary sink and additional storage, conveniently connecting the kitchen to the oversized triple garage with high ceilings—ideal for parking a full-sized truck and extra storage. Upstairs, a sun-soaked loft open to below serves as a flexible bonus room, perfect for a home office, playroom, or second lounge area. The upper level hosts three generously sized bedrooms, including a serene primary retreat with a 5-piece ensuite and a spacious walk-in closet. The two additional bedrooms also feature good-sized walk-in closets, and the three rooms on the upper level have been upgraded with enhanced

soundproofing in both walls and floors for added comfort and privacy. The walk-out basement is undeveloped and presents an incredible opportunity to create a custom legal suite, entertainment zone, home gym, or extended living space tailored to your needs. Outside, the landscaped yard is well-maintained, adding to the home's overall pride of ownership. Enjoy all the perks of Mahogany's premier lakeside lifestyle, including walking access to the Mahogany Beach Club with tennis courts, skating rinks, and year-round community amenities. This exceptional home is truly the best of family living in one of Calgary's most desirable lake communities—don't miss the chance to make it yours.