176 Masters Avenue SE
Calgary, Alberta

MLS # A2258220

$599,888

Division:	Mahogany
Type:	Residential/Duplex
Style:	2 Storey, Attached-Side by Side

Size:	1,074 sq.ft.	**Age:**	2016 (9 yrs old)
Beds:	2	**Baths:**	2 full / 1 half

Garage:	Double Garage Detached
Lot Size:	0.07 Acre
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Rectangular Lot

Heating:	Forced Air, Natural Gas		**Water:**	-
Floors:	Carpet, Ceramic Tile, Laminate		**Sewer:**	-
Roof:	Asphalt		**Condo Fee:**	-
Basement:	Finished, Full		**LLD:**	-
Exterior:	Brick, Vinyl Siding, Wood Frame		**Zoning:**	R-2M
Foundation:	Poured Concrete		**Utilities:**	-
Features:	Granite Counters, Open Floorplan, Pantry, Soaking Tub, Vinyl Windows			

Inclusions:	None

Welcome to your new home in the vibrant lake community of Mahogany! This beautifully maintained 2-storey semi-detached offers comfort, functionality, and a lifestyle just steps from the water. The open-concept main floor is bright and welcoming, featuring large windows that flood the space with natural light and laminate flooring throughout. The heart of the home is the well-appointed kitchen with granite countertops, stainless steel appliances, a large island with breakfast bar, and a walk-in pantry—perfect for everyday living or entertaining. Step out to your private backyard retreat, complete with a spacious deck, fully fenced yard, and a detached double garage for all your storage needs. Upstairs, you'll find two generous primary bedrooms, each with its own ensuite bathroom and walk-in closet—ideal for a growing family, guests, or even a roommate setup. The fully finished basement expands your living space with a large recreation/family room, dedicated laundry area, and additional storage. Located just a short walk from the Mahogany Beach Club, and minutes to shopping, dining, schools, and more—this is your opportunity to live in one of Calgary's most desirable communities. Don't wait—book your private showing today and experience lake living at its best!