



GRASSROOTS
REALTY GROUP

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249 Masters Avenue SE
Calgary, Alberta

MLS # A2276654



\$575,000

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,438 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Off Street, On Street, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Few Trees		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	Cable, Electricity Connected, Natural Gas Connected,
Features:	Closet Organizers, Kitchen Island, Open Floorplan, Stone Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: n/a

Value Priced to Sell!!!! Welcome to this beautifully finished 3-bedroom, 2.5-bath detached home in the vibrant lake community of Mahogany. Offering 1,441 sq. ft. above grade with upgraded 9-ft basement ceilings, this property combines modern style with everyday functionality in one of Calgary's most desirable neighborhoods. The main floor features high ceilings and an open-concept layout highlighted by midnight blue kitchen cabinetry, stone countertops, and a premium Blanco Horizon undermount sink. Upstairs, enjoy the convenience of a front-load washer and dryer, along with a spacious primary suite complete with a walk-in closet and private 3-piece ensuite. Two additional bedrooms provide flexibility for family, guests, or a home office. The basement is ready for future development with its impressive ceiling height, an egress window for a large bedroom, and rough-in plumbing for a full bathroom. Outside, the home offers a low-maintenance front yard, a fully fenced backyard, and paved lane access to an oversized parking pad. Located just 1 km from the Mahogany Beach House, you'll enjoy year-round amenities including swimming, fishing, tennis, paddleboarding, skating (with a 2.4 km skating path), hockey, volleyball, playgrounds, a gymnasium, splash park, basketball courts, and firepits. This is an ideal opportunity to enjoy the best of lake living in Mahogany. Book your private tour today!