



**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!