



**15 Masters Square SE
Calgary, Alberta**

MLS # A2294073



\$559,900

Division:	Mahogany		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,385 sq.ft.	Age:	2017 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Level, Rectangular Lot, See Rema		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows		

Inclusions: TV Wall Mounts in Living Room & Basement (TV–S will go), Small Backyard Storage Shed

**** OPEN HOUSE CANCELLED**** Welcome to this beautifully maintained, two storey attached home, ideally positioned in one of Mahogany's most desirable settings. Unlike many attached homes along the boulevard, this property enjoys a premium location on the square, where homes wrap around a charming central green space with a playground at its heart. This park-front setting creates a wonderful sense of community and provides a safe and inviting place for kids to play while neighbours gather and connect—perfect for young families or downsizers alike. From the moment you arrive, the south facing exposure (but don't worry A/C will keep you cool all summer long) and peaceful park views create an exceptional first impression. Inside, the home offers a thoughtful and functional layout designed for everyday living. Just off the front entrance, the spacious front living room is filled with natural light thanks to a large south-facing window and enjoys beautiful views of the park across the square. Laminate flooring runs throughout the main level, creating warmth and continuity throughout the space. The centrally positioned dining area connects the living room and kitchen, offering a comfortable setting for family meals or hosting friends, while the transom window above brings additional light into the heart of the home. At the back of the home, the kitchen is both stylish and practical, featuring grey cabinetry extended to the drop-down ceiling, stainless steel appliances, a hammered brick-laid subway tile backsplash, stand-alone hood fan, pantry closet, and a convenient "burger pass" through by the back entry that is perfect for unloading groceries or passing out BBQ essentials with ease. The rear entrance also includes a 2-piece bathroom, coat closet, and access to the spacious backyard with parking pad & firepit, perfect for those long summer nights.

Upstairs you'll find three bedrooms including two kids' or guest rooms at the back, a full 4-piece bathroom, convenient laundry closet (laundry currently downstairs), and a spacious primary retreat at the front of the home. The primary bedroom offers a walk-in closet, private 3-piece ensuite, and peaceful views overlooking the park and playground across the square. The fully finished basement adds even more flexibility, featuring a large recreation space currently used for a home-based business but easily suited for a home gym, media room, kids' play space, or additional family room. Location is another standout feature of this home. Just down the street is the vibrant East Mahogany Marketplace and of course the Urban Village in central Mahogany, where you'll find an impressive mix of restaurants, cafés, shops, and everyday conveniences including Sobeys, Shoppers Drug Mart, Tim Hortons, banks, fitness studios, professional services, and more. And of course, this is Mahogany, Calgary's premier lake community, offering an incredible four-season lifestyle centred around its beautiful freshwater lake.