



**61 Masters Landing SE
Calgary, Alberta**

MLS # A2296757



\$1,350,000

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,977 sq.ft.	Age:	2014 (12 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Driveway, Garage Faces Front, Heated Garage, Triple Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Close to Clubhouse, No Back Lane, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Granite Counters, High Ceilings, Pantry, Storage, Walk-In Closet(s)		

Inclusions: Alarm System, Cameras, Hot Tub (as is), Bar Fridges x2

STEPS TO MAIN BEACH IN MAHOGANY ~ Easy semi private lake access...Welcome to this exceptional triple garage home offering space, function, and standout features at every turn. A charming front porch leads into a spacious entryway, setting the tone for the thoughtful layout. Just off the entrance, a private office with French doors provides the perfect work-from-home setup. The main living area is warm and inviting, anchored by a large gas fireplace and seamlessly connected to a beautifully designed kitchen featuring granite countertops, modern appliances, extensive cabinetry, and a massive island ideal for entertaining. The walk-through pantry offers incredible storage and convenient access to the finished heated triple garage and a nearby half bath. The bright dining area is framed by large windows and opens onto a multi-level deck, designed for both relaxation and entertaining, complete with a pergola-covered hot tub area and additional storage below. Upstairs, a generous bonus room creates flexible living space, while double doors lead to a spacious primary retreat with a luxurious ensuite boasting a soaking tub, walk-in shower, and direct access to the walk-in closet. The upper level also includes a well-appointed laundry room with built-in storage and counters, along with three additional bedrooms and a full bathroom, all offering ample space, natural light, and large closets. The fully finished basement adds over 1,100 sq ft of living space, including two more bedrooms with walk-in closets, a full bathroom, and a large open area perfect for recreation or guests. Additional features include air conditioning, laminate flooring, two furnaces, a water softener, and built-in vacuum. Located in the vibrant lake community of Mahogany, this home benefits from private beach access, excellent nearby amenities, quick access to the Mahogany Beach Club, and a street that

leads directly toward the lake. Residents enjoy year-round activities, beautiful pathways, and one of Calgary's most sought-after community atmospheres.