



**293 Masters Avenue SE
Calgary, Alberta**

MLS # A2303855



\$799,900

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,169 sq.ft.	Age:	2017 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Landscaped, Level, Rectangular Lot, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Pantry, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: water control flo by Moen, Dual zone control, Motorized curtain for big windows on main floor, alarm system with doorbell camera and front garage camera, sensors for windows, water leak sensor, hunter douglas curtain in the master bedroom, LAN internet system for all rooms with downstairs splitter option

Lake living in Mahogany ~ Welcome to this beautifully maintained FORMER SHOW HOME offering over 2,160 sq ft above grade, thoughtful upgrades throughout, and an exceptional location just a short walk to Mahogany's main beach, parks, pathways, and amenities. Designed with both comfort and functionality in mind, this move-in ready home delivers the ideal blend of style, space, and everyday convenience. Open-concept main floor with designer finishes features a spacious living area anchored by a cozy gas fireplace, oversized windows, and seamless flow into the dining space and central kitchen. The kitchen is well-appointed with quartz countertops, stainless steel appliances, gas range, pantry, upgraded cabinetry, and plenty of prep and storage space. A fully upgraded mudroom, powder room, and front attached double garage complete the main level. Upper bonus room + 3 bedroom layout offers ideal separation for families, with a generous second-floor bonus room perfect for movie nights, play space, or even to be converted into an additional bedroom. At the top of the stairs is a perfect spot for a desk area, useful for an office, or craft space; whatever you like! The spacious primary retreat includes a walk-in closet and spa-inspired 5-piece ensuite, while both secondary bedrooms are well-sized and feature walk-in closets. Convenient upper-floor laundry adds everyday practicality. Premium comfort upgrades include central A/C, dual-zone climate control, water softener, built-in humidifier, motorized blinds, smart security system with cameras, leak detection system, and LAN wiring throughout the home for fast, reliable connectivity. Fully finished backyard with privacy and function is ready for summer enjoyment with a deck featuring gas hookup, fencing, shed, rear lane access, and added privacy. Morning sunlight at the front with a warm

west-facing afternoon backyard creates a bright and inviting outdoor experience throughout the day. Walking distance to beach, schools, parks, and everyday amenities makes this an outstanding opportunity to own a turnkey home in one of Calgary's most sought-after lake communities.