



GRASSROOTS
REALTY GROUP

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42 Masters Avenue SE
Calgary, Alberta

MLS # A2203719



\$1,100,000

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,578 sq.ft.	Age:	2015 (10 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Close to Clubhouse, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

Welcome to Mahogany, one of Calgary's most desirable lake communities. This beautiful, fully finished walkout home backs onto the 22km Mahogany pathway system, steps from the expansive Mahogany wetlands. The main floor offers a large, private office off of the foyer, in addition to thoughtfully designed open-concept main living space - ideal for everyday family living as well as entertaining. The upgraded kitchen boasts quartz countertops, smart Wi-Fi-enabled LG appliances, a gas cooktop stove, a designer tile backsplash, a walk-through pantry, and more. From the bright and sunny dining area you can enjoy peaceful views of the wetlands and step out onto the full-width rear deck to take in more views. The comfortable living room boasts a gas fireplace surrounded by stone and built-in shelves as a focal point. The mudroom is finished with built-in lockers and storage off of the double attached garage. Upstairs, you will find 4 spacious bedrooms, a bonus room with a vaulted ceiling, and a functional laundry room. The huge primary suite offers a spa-like ensuite with a soaker tub, dual vanities, a glass/tile shower, and a spacious walk-in closet. The fully finished walkout basement includes an inviting family room with a second gas fireplace, space for a home gym or rec room, a kitchenette, a 5th bedroom, a 4-piece bathroom with in-floor heat, and more. Walk out to a covered patio with stamped concrete and a built-in firepit. This home's location offers a short walk to the Mahogany Beach Club with year-round activities; a short walk to Mahogany Elementary School (K–4) & Divine Mercy Catholic Elementary School (K–6); and walking distance to Mahogany Village with a multitude of shopping and dining options.

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