

# \$999,000 - 22 Masters Avenue Se, Calgary

MLS® #A2211686

**\$999,000**

4 Bedroom, 4.00 Bathroom, 2,403 sqft  
Residential on 0.10 Acres

Mahogany, Calgary, Alberta

**\*OPEN HOUSE - SATURDAY, MAY 3 FROM 12-3PM\*** Welcome to your next home, A **FORMER SHOWHOME** with no detail overlooked. In the vibrant and family-friendly **LAKE COMMUNITY** of Mahogany. This thoughtfully designed 4-bedroom, 3.5-bathroom property includes a fully developed **WALKOUT BASEMENT WITH LEGAL 1-BEDROOM BASEMENT SUITE** BACKING ONTO GREEN SPACE.

Walking in, youâ€™re greeted by an inviting main floor featuring high ceilings, **OPEN RISER STAIRCASE**, **BUILT IN SPEAKERS WIRED THROUGH ALL THREE LEVELS** and a bright, open-concept layout. The kitchen truly serves as the heart of the home with elegant quartz countertops, sleek stainless steel appliances, and a generously sized pantry for all your storage needs. The seamless flow into the dining and living areas creates an ideal environment for gatherings and entertaining. **THE CUSTOM ENCLOSED DECK WITH HEATER AND MOTORIZED SUNCOAST BLINDS**, a ceiling fan, heater and a gas line hookup is the perfect place to relax in the summer-rain or shine. A dedicated office space on the main floor provides a quiet spot for working from home or studying.

Upstairs, the spacious bonus room offers the perfect setting for a home gym, playroom, or cozy movie nights with the family. Just off the bonus room is the serene primary bedroom



retreat, filled with natural light and complete with a luxurious 5-piece ensuite. Features include a glass shower, quartz countertops, dual vanity sinks, and a well-designed walk-in closet. Two additional generously sized bedrooms, a 4-piece bathroom, and a conveniently located laundry room round out this level, making everyday living a breeze. The LEGAL basement suite is a fantastic addition to the home. Upon entering, youâ€™ll find a stylish kitchen with stainless steel appliances, quartz countertops, and a private stacked washer and dryer. The large recreation room offers plenty of space for relaxing or hosting, with direct access to the covered patio with a gas line hookupâ€”a great spot to enjoy the outdoors. The suite also includes a bright bedroom with large windows and a walk-in closet, a full 4-piece bathroom, and additional storage options. Don't forget the FULLY FINISHED GARAGE WITH EPOXY FLOORING AND THE DRIVEWAY THAT ACCOMMODATES UP TO FOUR VEHICLES!

Situated in the sought-after community of Mahogany, this home offers more than just beautiful living spaces. Residents enjoy access to Calgaryâ€™s largest lake, complete with two beaches and year-round recreational opportunities. The neighborhood is also conveniently located near top-rated schools, popular restaurants, and a wide range of shopping options.

This home truly checks all the boxes. Schedule your private showing today and experience all that Mahogany living has to offer!

Built in 2015

## **Essential Information**

MLS® #

A2211686

Price	\$999,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,403
Acres	0.10
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	22 Masters Avenue Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2B1

### Amenities

Amenities	Beach Access, Boating, Clubhouse, Dog Park, Fitness Center, Park, Party Room, Playground, Recreation Facilities, Recreation Room, Game Court Interior, Racquet Courts
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	High Ceilings
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes

Basement                      Finished, Full, Suite, Walk-Out

**Exterior**

Exterior Features      None  
Lot Description        Back Yard, Backs on to Park/Green Space, Rectangular Lot, Wetlands  
Roof                      Asphalt Shingle  
Construction          Composite Siding, Stone, Wood Frame  
Foundation            Poured Concrete

**Additional Information**

Date Listed              April 24th, 2025  
Days on Market        9  
Zoning                    R-G  
HOA Fees                400  
HOA Fees Freq.        ANN

**Listing Details**

Listing Office            eXp Realty

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