

# \$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

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, you'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, Walk-Out, Suite                                                               |

### 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 | 6                |
| Zoning         | R-G              |
| HOA Fees       | 400              |
| HOA Fees Freq. | ANN              |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.