

**22 Masters Avenue SE**  
**Calgary, Alberta**

**MLS # A2223590**



**\$999,000**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,403 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Rectangular Lot, Wetlands		

**Heating:** Forced Air

**Floors:** Carpet, Hardwood, Tile

**Roof:** Asphalt Shingle

**Basement:** Finished, Full, Suite, Walk-Out To Grade

**Exterior:** Composite Siding, Stone, Wood Frame

**Foundation:** Poured Concrete

**Features:** High Ceilings

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-G

**Utilities:** -

**Inclusions:** SUITE: Fridge, Stove, Dishwasher, Microwave Hood Fan, Deck Heater

**\*OPEN HOUSE SATURDAY, MAY 24 FROM 1-3PM\*** Welcome to your next home—a former showhome where no detail has been overlooked—located in the vibrant and family-friendly lake community of Mahogany. This beautifully designed 4-bedroom, 3.5-bathroom property features a fully developed walkout basement with a legal 1-bedroom suite that BACKS ON TO GREENSPACE. Walking in, you're welcomed by a bright and open main floor with high ceilings, an open riser staircase, and built-in speakers wired throughout all three levels. The thoughtfully arranged kitchen is the heart of the home, featuring elegant quartz countertops, sleek stainless steel appliances, and a spacious pantry to meet all your storage needs. The open-concept flow into the dining and living areas creates an ideal space for entertaining and everyday living. Enjoy the outdoors year-round on the CUSTOM ENCLOSED DECK, equipped with motorized Suncoast blinds, a ceiling fan, heater, and a gas line hookup—perfect for summer evenings or cozy fall afternoons. A dedicated main-floor office provides a quiet, productive space for working or studying from home. Upstairs, a versatile bonus room offers flexibility for a home gym, playroom, or movie nights. Just off this space, the serene primary bedroom is filled with natural light and features a luxurious 5-piece ensuite with glass shower, dual vanities, quartz counters, and a thoughtfully designed walk-in closet. Two more generously sized bedrooms, a 4-piece bathroom, and an upper-level laundry room make this floor practical and family-friendly. The legal basement suite adds even more functionality to the home. Complete with its own stylish kitchen, stainless steel appliances, quartz counters and a spacious recreation room with direct access to the covered patio and green space. The suite also

includes a bright bedroom with large windows and a walk-in closet, a full 4-piece bath, and ample storage. Additional features include a fully finished garage with epoxy flooring and a driveway large enough for up to four vehicles. Located in the desirable community of Mahogany, residents enjoy access to Calgary's largest lake, two beaches, and a wealth of year-round activities. The area is also conveniently close to top-rated schools, dining, and shopping options. This home truly has it all. Book your private tour today and discover what lakeside living in Mahogany is all about.