

**159 Masters Avenue SE**  
**Calgary, Alberta****MLS # A2216837****\$780,000**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,883 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Attached, Garage Faces Rear, On Street		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Close to Clubhouse, Landscaped		

<b>Heating:</b>	Central, Fireplace(s)	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, French Door, High Ceilings, Kitchen Island, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** (Open to including bunk bed and mirrors in dining room)

OPEN HOUSE &ndash; Saturday, May 10, 12:00&ndash;2:00 PM Are you ready to enjoy summer in the vibrant lake community of Mahogany? This beautifully designed air conditioned 4 Bedroom home offers the perfect blend of modern style and thoughtful comfort. Step through the welcoming front foyer&mdash;framed by elegant French doors&mdash;into an open-concept main floor featuring a bright kitchen with central island, spacious living room with cozy gas fireplace, and a large dining area ideal for entertaining. This 3 bedroom upper level features two sunlit bedrooms, a full 4pc bathroom, a convenient laundry room, and a serene primary suite with abundant natural light, a walk-in shower, double vanity, and tranquil views of the lush backyard. The fully finished basement expands your living space with a second indoor gas fireplace, a generous guest bedroom with ensuite bath, and exceptional storage throughout&mdash;including two oversized closets, built-in cupboards, and a clever hidden nook under the stairs that kids will love. The rear double attached garage with driveway and additional parking perfectly shapes the very private courtyard feel backyard oasis featuring a premium Trex deck, built-in gas fireplace, cobblestone patio, and cedar privacy screen draped in healthy vines. The lawn is perfect for play, gardening, or simply unwinding. Additional upgrades include air conditioning, a water softener, radon mitigation installed, and an in-ground sprinkler system. Living in Mahogany means access to a 63-acre lake, sandy beaches, a private Beach Club, over 22 km of scenic pathways, and a Village Centre with shops, dining, and services. Ideally located across from a future park and minutes from 52nd Street, South Health Campus, the YMCA, and top schools, this move-in-ready home offers the best of lakeside living in a

welcoming, family-friendly community. Don't miss your chance to make this exceptional Mahogany home yours!