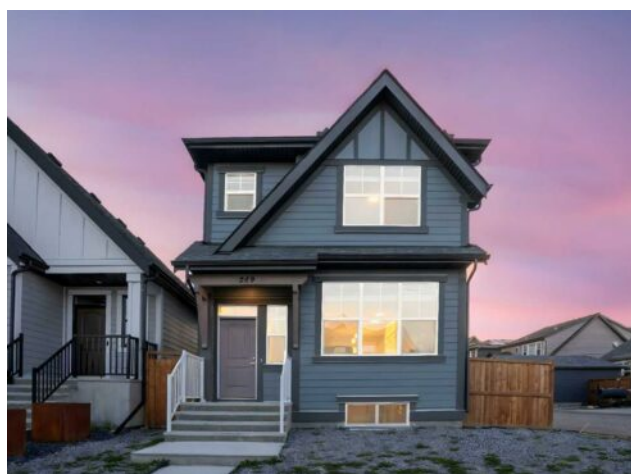


249 Masters Avenue SE  
Calgary, Alberta

MLS # A2222722



**\$620,000**

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,441 sq.ft.	Age:	2021 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Off Street, On Street, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Low Maintenance Landscape		

Heating:	Central, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this beautifully finished 3-bedroom, 2.5-bath detached home in the vibrant, amenity-rich lake community of Mahogany. Offering 1,441 square feet above grade and upgraded to 9-foot basement clearance, this home blends stylish design with everyday functionality in one of Calgary's most sought-after neighbourhoods. Step inside to discover high ceilings on the main and an open-concept floorplan featuring midnight blue kitchen cabinetry, sleek stone countertops throughout, and a premium Blanco Horizon undermount sink. The space is as practical as it is striking, with a front-load washer and dryer conveniently located in the upstairs laundry. The elegant primary suite includes a spacious walk-in closet and a private 3-piece ensuite, while two additional bedrooms provide space for family, guests, or a home office. From top to bottom, the home is thoughtfully finished with a refined, modern touch. The basement can be finished to give a spacious and airy feel with the high ceilings. There is ample room and an egress window for a generous sized bedroom and also the ability to utilize the existing rough-in for a full bathroom development. Outside, enjoy a low-maintenance front yard, a fully fenced backyard for added privacy, and paved lane access to your oversized parking pad. You're just 1 km from the Mahogany Beach House—offering year-round recreation like swimming, fishing, tennis, paddleboarding, skating (including a 2.4 km skating path), hockey, volleyball, playgrounds, a gymnasium, splash park, basketball courts, and even firepits for cozy evenings. Whether you're an active family or looking for a peaceful retreat in a lake community, this home delivers on all fronts. Book your private tour today and experience the best of Mahogany living!