

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		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings		

**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.