

**162 Masters Common SE
Calgary, Alberta****MLS # A2248248****\$779,999**

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,997 sq.ft.	Age:	2017 (8 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Rectangular Lot		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Composite Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Bar, High Ceilings

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-G
Utilities:	-

Inclusions: Garage shelves

Incredible Neighbours, Year-Round Comfort, Unbeatable Location & Welcome to Mahogany, Calgary's Most Sought-After Lake Community! Complete with a central air conditioning unit to keep your home cool and comfortable, and set on a huge corner lot in the heart of Mahogany, this gem offers more than just a home & it's a lifestyle. Known for its warm, family-oriented block, complete with community events, neighbourhood gatherings, and fun-filled family get-togethers, it's the perfect place for young families to plant roots. Inside, you'll find space, style, and sunlight at every turn. The open-concept main floor is filled with natural light from large windows dressed in designer blinds. At the heart of the home is the chef-inspired kitchen, featuring a massive island, rich maple cabinetry, granite countertops, a sleek Teflon sink, and stainless steel appliances, all set under pot lights and sparkling crystal chandeliers. Upstairs, a central bonus room separates the bedrooms for added privacy. The primary retreat offers a true escape with its spacious layout and luxurious five-piece ensuite complete with a soaker tub. A generous upper-level laundry room adds everyday convenience. The professionally finished basement continues the home's cohesive style with an ample recreation space, wet bar, media room, and a three-piece bath, making it ideal for entertaining or relaxing with family. Outside, the large waterproof deck overlooks a fully fenced yard enhanced by elegant, custom stonework, creating a polished and inviting outdoor space perfect for summer barbecues and backyard entertaining. All of this is just a short walk from Mahogany Lake, offering a range of year-round activities. Beautifully maintained, move-in ready, and set in one of Calgary's most desirable lake communities, this is a home you'll be proud to

call your own.