

**158 Masters Point SE
Calgary, Alberta****MLS # A2251584****\$832,500**

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,418 sq.ft.	Age:	2014 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Corner Lot		

Heating:	Baseboard, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, No Animal Home, No Smoking Home		

Inclusions: N/A

Welcome to this beautifully crafted family haven, perfectly situated just steps from the stunning shores of Mahogany's Main Beach—only a 5-minute walk away! Nestled on a desirable corner lot, this home seamlessly combines stylish design, exceptional comfort, and unbeatable location, offering an ideal retreat for your family's lifestyle. Spanning approximately 3,400 sq. ft., this spacious residence boasts 4 generous bedrooms, a large versatile bonus room, and 3.5 bathrooms. With no neighboring walls on two sides, enjoy enhanced privacy and an abundance of natural light pouring through expansive windows. The home features soaring 9-foot ceilings, rich hand-scraped laminate flooring, central air conditioning, custom window treatments, and a welcoming foyer that opens to a private den or office, mudroom, and a stylish powder room. The main living area is anchored by a cozy tile-faced gas fireplace, perfect for relaxing evenings. The chef's kitchen is a true highlight, showcasing modern white cabinetry with elegant antique glass upper cabinets, under-cabinet lighting, upgraded stainless steel appliances—including a built-in microwave—and bright white granite countertops that amplify the space's airy feel. Whether preparing daily meals or entertaining guests, this kitchen offers both form and function. Upstairs, the layout is designed for both comfort and practicality. The expansive primary suite features a walk-in closet, dual vanities, a luxurious soaker tub, and a separate enclosed shower—your private sanctuary. Two additional bedrooms share a convenient Jack & Jill bathroom, while a large laundry room adds to the home's convenience. The massive bonus room provides endless possibilities—movie nights, playroom, or family retreat. The professionally finished basement elevates the living space

with 9-foot ceilings, oversized windows, and a large recreation room filled with natural light—making it feel less like a basement and more like a welcoming extension of the home. It includes a spacious bedroom with a walk-in closet, a full bathroom, and a sizable utility/storage room—perfect for guests or a growing family. Step outside to enjoy the vibrant community amenities: a short walk to Mahogany Beach Club, local schools, shopping centers, public transit, and scenic wetlands walking paths. Plus, with the potential for a side entrance (subject to city approval), there's exciting future development or suite possibilities to consider. Don't miss this exceptional opportunity to own a stunning family home in one of Mahogany's most coveted neighborhoods. Schedule your viewing today and start living the lifestyle you deserve!