

**22 Masters Avenue SE  
Calgary, Alberta****MLS # A2211686****\$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 |               |                   |

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|--------------------|--|-------------------|-----|
| <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, Washer, Dryer, Deck Heater

Welcome to your next home, A FORMER SHOWHOME with no detail overlooked. In the vibrant and family-friendly LAKE COMMUNITY of Mahogany. This thoughtfully designed 4-bedroom, 3.5-bathroom property includes a fully developed WALKOUT BASEMENT WITH LEGAL 1-BEDROOM BASEMENT SUITE BACKING ONTO GREEN SPACE. Walking in, you're greeted by an inviting main floor featuring high ceilings, OPEN RISER STAIRCASE, BUILT IN SPEAKERS WIRED THROUGH ALL THREE LEVELS and a bright, open-concept layout. The kitchen truly serves as the heart of the home with elegant quartz countertops, sleek stainless steel appliances, and a generously sized pantry for all your storage needs. The seamless flow into the dining and living areas creates an ideal environment for gatherings and entertaining. THE CUSTOM ENCLOSED DECK WITH HEATER AND MOTORIZED SUNCOAST BLINDS, a ceiling fan, heater and a gas line hookup is the perfect place to relax in the summer-rain or shine. A dedicated office space on the main floor provides a quiet spot for working from home or studying. Upstairs, the spacious bonus room offers the perfect setting for a home gym, playroom, or cozy movie nights with the family. Just off the bonus room is the serene primary bedroom retreat, filled with natural light and complete with a luxurious 5-piece ensuite. Features include a glass shower, quartz countertops, dual vanity sinks, and a well-designed walk-in closet. Two additional generously sized bedrooms, a 4-piece bathroom, and a conveniently located laundry room round out this level, making everyday living a breeze. The LEGAL basement suite is a fantastic addition to the home. Upon entering, you'll find a stylish kitchen with stainless steel appliances, quartz countertops, and a private stacked washer and dryer. The large recreation room

offers plenty of space for relaxing or hosting, with direct access to the covered patio with a gas line hookup&mdash;a great spot to enjoy the outdoors. The suite also includes a bright bedroom with large windows and a walk-in closet, a full 4-piece bathroom, and additional storage options. Don't forget the FULLY FINISHED GARAGE WITH EPOXY FLOORING AND THE DRIVEWAY THAT ACCOMMODATES UP TO FOUR VEHICLES! Situated in the sought-after community of Mahogany, this home offers more than just beautiful living spaces. Residents enjoy access to Calgary&rsquo;s largest lake, complete with two beaches and year-round recreational opportunities. The neighborhood is also conveniently located near top-rated schools, popular restaurants, and a wide range of shopping options. This home truly checks all the boxes. Schedule your private showing today and experience all that Mahogany living has to offer!