

**393 Masters Avenue SE  
Calgary, Alberta**

**MLS # A2310664**



## \$800,000

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,215 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Irregular Lot, Level		

**Heating:** Forced Air

**Water:** -

**Floors:** Carpet, Ceramic Tile, Hardwood

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Composite Siding, Wood Frame

**Zoning:** R-G

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Built-in Features, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)

**Inclusions:** None

4 BEDROOMS | 3 1/2 BATHROOMS | 2-STOREY | 2,800 SQFT OF LIVING SPACE | FULLY DEVELOPED BASEMENT | DOUBLE ATTACHED GARAGE | CORNER LOT | WEST FACING BACKYARD | Welcome to this immaculate and well maintained family home in the award-winning lake community of Mahogany, offering over 2,800 sqft of beautifully developed living space with 4 bedrooms and 3.5 bathrooms. Perfectly positioned on a corner lot steps from the main beach club facilities and directly across from a large green space and future school site, this home combines comfort, functionality, and an unbeatable location for family living. Step inside to a bright and spacious main floor featuring an open-concept layout, large rear windows, and an abundance of natural light throughout. The inviting living room is centred around a stunning upgraded gas fireplace feature wall, creating a warm and welcoming atmosphere for relaxing or entertaining. The beautifully appointed kitchen showcases white cabinetry, granite countertops, white tile backsplash, upgraded hood fan, built-in microwave, convenient pantry, and a large island with additional storage and seating. The adjacent dining area seamlessly opens onto the west-facing backyard and patio, perfect for summer BBQs and evenings enjoying the sun. Just off the attached double garage entry, you'll appreciate the convenient mudroom with built-in shelving and lockers. Additionally, this level includes a 2-piece bathroom, 2 coat closets and a storage area. Upstairs, the spacious bonus room provides the perfect spot for movie nights or a kids' play area. The primary suite is a true retreat featuring a large walk-in closet and a spa-inspired 5-piece ensuite with dual vanities, oversized shower, and a relaxing soaker tub. Two additional generously sized bedrooms, both with walk-in closets, a full 4-piece

bathroom, and upper floor laundry room complete this level. The fully developed basement adds incredible versatility with a large recreation room, fourth bedroom, full 4-piece bathroom, and plenty of storage space, making it ideal for guests, teenagers, or family gatherings. You will enjoy the central air conditioning in the summer after your long days at the lake. Enjoy everything Mahogany has to offer including lake access, beaches, parks, pathways, tennis courts, shopping, restaurants, and schools, all just minutes from your door. Perfect as your first home or for a growing family, book your showing today!