

# \$1,300,000 - 44 Masters Court Se, Calgary

MLS® #A2206528

**\$1,300,000**

4 Bedroom, 4.00 Bathroom, 2,832 sqft

Residential on 0.10 Acres

Mahogany, Calgary, Alberta

Nestled in the sought-after lakeside community of Mahogany, this exquisite two-story family home seamlessly blends style, comfort, and functionality. Boasting a picturesque walk-out basement that leads to a beautifully landscaped backyard overlooking a tranquil pond, this home offers the perfect blend of serenity and convenience. Step inside to discover an inviting open-concept layout, accentuated by sleek vinyl plank flooring throughout the main floor. A spacious foyer welcomes you, and leads you into the heart of the home, where large rear-facing windows flood the space with natural light and frame the stunning pond views. The living area is anchored by a striking tile-faced gas fireplace, flanked by elegant open shelving—perfect for displaying cherished decor. The adjacent breakfast nook, bathed in natural light, complements the pristine kitchen, which is a chef's dream. A bold turquoise centre island with a breakfast bar serves as a stunning focal point, complemented by gleaming quartz countertops, stainless steel appliances—including a gas cooktop—and crisp white cabinetry with matte black pulls. Thoughtfully designed, the kitchen also features pantry cabinets and space for a dedicated coffee station, ensuring effortless morning routines. The formal dining space has been transformed into a stylish butlers pantry/baking station with additional cabinetry and a striking painted feature wall but can easily be reverted to its original purpose,



providing versatile options for the Buyer of this home. Upstairs, a spacious family room offers additional living space—ideal for cozy movie nights or a delightful play area for children. This level also hosts a full bath, a convenient laundry room, and three generously sized bedrooms. The primary suite offers a taste of decadence, featuring a cozy sitting area, an expansive walk-in closet/dressing room, and a luxurious ensuite. Here, a deep soaker tub, a large corner shower with white subway tile accents, a dual vanity, and a separate water closet create a spa-like experience. The two additional bedrooms offer ample closet space and share a well-appointed full bath.

Descending to the fully finished walk-out basement, you’ll find a fourth bedroom and a full bath—ideal for guests—alongside an expansive recreation room that extends to the covered patio. Step outside to enjoy the professionally landscaped backyard, where scenic pond views create an idyllic setting for outdoor relaxation - perhaps a cup of coffee in the morning, or alfresco dining at night.

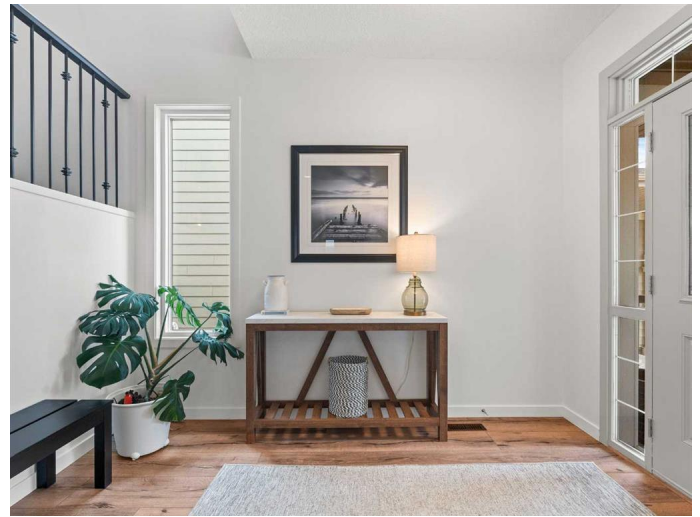
Discover a vibrant and family-friendly neighbourhood filled with exceptional amenities. Residents enjoy exclusive access to Mahogany Lake, the largest freshwater lake in Calgary, with sandy beaches, private docks, and year-round recreational activities such as swimming, paddle boarding, non-motorized boating and skating in the winter. The community also boasts scenic walking trails, beautiful wetlands, and multiple playgrounds and parks.

Built in 2015

### **Essential Information**

|          |             |
|----------|-------------|
| MLS® #   | A2206528    |
| Price    | \$1,300,000 |
| Bedrooms | 4           |

|                |             |
|----------------|-------------|
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,832       |
| Acres          | 0.10        |
| Year Built     | 2015        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |



## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 44 Masters Court Se |
| Subdivision | Mahogany            |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3M 2B8             |

## Amenities

|                |                                                                             |
|----------------|-----------------------------------------------------------------------------|
| Amenities      | Beach Access, Clubhouse, Park, Parking, Playground, Boating, Racquet Courts |
| Parking Spaces | 4                                                                           |
| Parking        | Double Garage Attached, Front Drive, Garage Faces Front, Oversized          |
| # of Garages   | 2                                                                           |

## Interior

|                   |                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Walk-In Closet(s)       |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                       |
| Cooling           | None                                                                                                                          |
| Fireplace         | Yes                                                                                                                           |
| # of Fireplaces   | 1                                                                                                                             |
| Fireplaces        | Gas, Living Room, Mantle, Tile                                                                                                |
| Has Basement      | Yes                                                                                                                           |
| Basement          | Finished, Full, Walk-Out                                                                                                      |

## Exterior

|                   |                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, Private Entrance                                                                                                            |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Landscaped, No Neighbours Behind, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle                                                                                                                      |
| Construction      | Wood Frame                                                                                                                           |
| Foundation        | Poured Concrete                                                                                                                      |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 28th, 2025 |
| Days on Market | 20               |
| Zoning         | R-G              |
| HOA Fees       | 550              |
| HOA Fees Freq. | ANN              |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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