

**48 Masters Common SE**  
**Calgary, Alberta**

**MLS # A2321952**



**\$869,900**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,538 sq.ft.	<b>Age:</b>	2014 (12 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 Lane, Back Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Wood Frame, Wood Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** Fridge in Basement, Shoe Storage in Mud Room TV Mounts, Mirrors in Living Room and Front Hall

Beautifully maintained + thoughtfully upgraded, this fully developed, coastal-inspired home blends stylish finishes, functional living spaces + an ideal layout for modern family living. The durable Hardie board exterior creates exceptional curb appeal, while inside, the sun-filled main floor offers warm, inviting spaces designed for both everyday comfort + effortless entertaining. The spacious kitchen is beautifully appointed with upgraded stainless steel appliances, including a gas range with warming drawer, a newer dishwasher + microwave, garbage disposal + breakfast bar seating. Durable laminate flooring flows throughout the main level, while numerous dimmer lights create the perfect ambiance throughout the home. The dining area opens seamlessly through phantom screens to the deck + low-maintenance backyard featuring artificial grass, an additional entertaining deck + convenient gate access to the alley. Designed with functionality in mind, the main floor also offers a practical mudroom complete with built-in lockers + additional storage conveniently located off the attached garage. The garage includes power + an EV charging source, while the walk-through pantry provides direct access into the kitchen, making grocery drop-offs effortless. Upstairs, the spacious massive primary retreat easily accommodates a king-sized bed + serves as the perfect place to unwind. The spa-inspired ensuite features dual vanities, a deep soaker tub, standalone shower + large walk-in closet. Two additional bedrooms are generously sized + complemented by a thoughtfully designed Jack + Jill family bathroom with dual sinks, linen storage + ample storage shelving. The upper laundry room is spacious, convenient + functional with even more built-in shelving + counter space. Completing the upper level, the generous bonus lounge offers incredible flexibility for a TV area, playroom,

home office, or cozy family retreat. The fully developed lower level adds tons of additional living space with a large family room, bright sunshine windows, a spacious + welcoming guest bedroom with oversized window, a full bathroom + ample storage space. Additional features include air conditioning + a brand new humidifier for year-round comfort. Ideally located in the center of the award-winning lake community of Mahogany, this home is just moments from the lake, pathways, parks, schools, shopping, restaurants + quick access to the South Health Campus, offering the perfect balance of lifestyle, convenience + community living.