

## 25 Masters Park SE Calgary, Alberta

**MLS # A2334903**



**\$994,500**

|                  |                                                                            |               |                   |
|------------------|----------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Mahogany                                                                   |               |                   |
| <b>Type:</b>     | Residential/House                                                          |               |                   |
| <b>Style:</b>    | 2 Storey                                                                   |               |                   |
| <b>Size:</b>     | 2,724 sq.ft.                                                               | <b>Age:</b>   | 2014 (12 yrs old) |
| <b>Beds:</b>     | 6                                                                          | <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, Close to Clubhouse, Corner Lot, F |               |                   |

|                    |                                                                                                                                                      |                   |     |
|--------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-----|
| <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>   | Full                                                                                                                                                 | <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>   | Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s) |                   |     |
| <b>Inclusions:</b> | Garage Heater                                                                                                                                        |                   |     |

Experience the best of lake community living in Mahogany with this beautifully designed two-storey, six bedroom home, ideally situated on a corner lot just steps from the Mahogany Beach Club. Offering an exceptional combination of space, style and location, this home places you at the heart of one of Calgary's most amenity-rich communities, where residents enjoy exclusive access to Mahogany Lake, expansive beaches and an incredible collection of outdoor and community amenities. Mahogany Lake spans 64 acres with 21 acres of beach area, while the community offers pathways, naturalized wetlands and open space to explore. Inside, a fully finished and thoughtfully designed floor plan offers nearly every space a family could desire. The main level features an impressive living area anchored by a stunning kitchen with quartz countertops, stainless steel appliances, a double-island style layout and walk-through pantry. Large windows bring in an abundance of natural light while the open design creates a setting for both everyday living and entertaining. A private office, two-piece guest bathroom and spacious mudroom complete this level. Upstairs, you'll find three bedrooms, a generous bonus room, a five-piece main bathroom and a luxurious primary retreat complete with a five-piece ensuite and walk-in closet leading to your laundry room. The fully finished basement extends the living space with two additional bedrooms, a large recreation area, flexible room ideal for a home gym and four-piece bathroom. Freshly painted from top to bottom, this home is move-in ready and offers an impressive list of additional features including a new hot water tank, oversized heated double garage, built-in speakers throughout, covered deck, gas line for the BBQ and a private outdoor setting backing green space with no neighbours behind. Just outside your door,

the Mahogany lifestyle continues with beach volleyball, tennis and pickleball courts, basketball courts, fishing, ice-rinks, picnic and BBQ areas, splash pads, fire pits, playgrounds and parks, while Mahogany Village Market provides convenient access to groceries, pharmacy services, restaurants and everyday essentials. This is more than a beautiful home, it's an opportunity to enjoy an elevated lifestyle in a truly exceptional lake community.