

## 9 Masters Park SE Calgary, Alberta

**MLS # A2341639**



# \$849,900

|                  |                                         |               |                   |
|------------------|-----------------------------------------|---------------|-------------------|
| <b>Division:</b> | Mahogany                                |               |                   |
| <b>Type:</b>     | Residential/House                       |               |                   |
| <b>Style:</b>    | 2 Storey                                |               |                   |
| <b>Size:</b>     | 2,605 sq.ft.                            | <b>Age:</b>   | 2014 (12 yrs old) |
| <b>Beds:</b>     | 3                                       | <b>Baths:</b> | 2 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 |               |                   |

|                    |                                                                                                                                                                 |                   |     |
|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                                                                         | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Tile, Vinyl Plank                                                                                                                                       | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                                                 | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                                                                                                                                                            | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Cement Fiber Board, Wood Frame                                                                                                                                  | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                                 | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s) |                   |     |
| <b>Inclusions:</b> | N/A                                                                                                                                                             |                   |     |

Welcome to 9 Masters Park SE — an opportunity to own an exceptional family home on one of Mahogany's most desirable streets. Perfectly positioned on a quiet front street with no neighbours directly behind, this home offers the privacy, lifestyle, and location today's buyers are searching for. Enjoy year-round recreation with lake access to the Beach Club just steps from your backyard—whether it's skating in the winter, swimming in the summer, or simply enjoying the beautiful green space beyond your fence. Offering over 2,600 sq. ft. of thoughtfully designed living space, this stunning 3-bedroom home combines timeless finishes with an ideal family-friendly layout. The main floor features 9-foot ceilings and an open-concept design centered around an impressive chef's kitchen. Designed for both everyday living and entertaining, the spacious kitchen boasts two separate workspaces, a large central island with eating bar, quartz countertops, stainless steel appliances, and a built-in oven and microwave. The generous dining nook easily accommodates a large family-sized table, while the expansive living room offers plenty of space for gathering around the cozy gas fireplace. Large windows frame peaceful views of the green space, and direct access to the west facing backyard makes indoor-outdoor living effortless. A tucked-away powder room, mudroom, and attached garage complete the main level. Upstairs, you'll find a spacious bonus room—perfect for movie nights, a children's play area, or a home office. The impressive primary retreat features a luxurious 5-piece ensuite with dual vanities, a relaxing soaker tub, a separate glass shower, and ample space to unwind after a busy day. Two additional oversized bedrooms, a well-appointed 4-piece bathroom, and a conveniently located upper-floor laundry room complete the

second level. The generous room sizes throughout the upper floor make this home especially well suited for growing families. For added comfort the home comes with air conditioning, custom window treatments, and a water softener. Living in Mahogany means enjoying one of Calgary's premier lake communities, with four-season amenities including sandy beaches, skating, tennis courts, splash parks, playgrounds, hockey rinks, extensive walking pathways, and countless community events. Families will appreciate being less than five minutes from elementary schools and only ten minutes to Brookfield Residential YMCA, South Health Campus, and the shopping and dining amenities of Seton. With quick access to both Stoney Trail and Deerfoot Trail, commuting anywhere in the city is simple and convenient.