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587-899-3773
justin@realtyaces.ca

91 Masters Avenue SE
Calgary, Alberta

MLS # A2343810



$738,000

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,881 sq.ft.	**Age:**	2015 (11 yrs old)
Beds:	4	**Baths:**	3 full / 1 half
Garage:	Double Garage Attached, Enclosed, Garage Door Opener, Garage Faces Rea		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Close to Clubhouse, Environmental Reserve,		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Hardwood, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Brick, Cement Fiber Board	**Zoning:**	R-G
Foundation:	Poured Concrete	**Utilities:**	-

Features: Breakfast Bar, Built-in Features, Ceiling Fan(s), Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: Ceiling Fans (2), Patio Lights & Sail Shades, Shoe Cabinet at Back Entrance, Ring Doorbells (2), Storage Room Sink & Workbench, TV Wall Mounts (2), Wall Shelves-All, Window Shutters

GREAT LOCATION STEPS TO WETLANDS & LAKE | 4 BEDROOMS | FULLY FINISHED | OVERSIZED DOUBLE GARAGE There is something refreshingly different about this Mahogany home. Its oversized rear-attached double garage, inviting front elevation and private outdoor space create a layout that feels distinctive and practical. Nearly 1,900 sqft above grade is complemented by a fully finished basement, providing more than 2,600 sqft of developed living space with 4 bedrooms and 3.5 bathrooms. The location brings the best of Mahogany close to home. The wetlands and pathways are just steps away, while the lake, beaches, Central Green Park, and Mahogany and Divine Mercy schools are all within easy walking distance. Restaurants, coffee shops, groceries and everyday services are found throughout Mahogany, with Seton's YMCA, library and South Health Campus nearby. Natural light is one of the first things you notice. Sidelights frame the front door, tall stairwell windows carry sunshine between levels and a broad bank of living room windows keeps the main floor bright throughout the day. The foyer includes a double closet and opens to a front den behind a sliding barn door, ideal for a home office, music room or reading space. Hardwood flooring flows through the kitchen, dining and living areas, lending warmth and continuity to an open layout designed for everyday living and entertaining. The kitchen centres around an oversized island with seating, granite counters, espresso cabinetry, stainless steel appliances, a pantry and a recently added subway-tile backsplash. The adjoining dining area accommodates a full-sized dining set, while the large living room offers a gas fireplace and overlooks the deck. A powder room and generous tiled mudroom with direct access to the garage and outdoor living space complete the main level. Tucked between

the home and garage, the composite deck feels sheltered and private with sail shades and patio lighting creating an inviting place to gather, dine or unwind. Beyond the deck, a fenced side yard running the depth of the lot extends the outdoor space with lawn and garden beds, providing welcome room for children and pets or simply enjoying the sunshine. Upstairs, the primary bedroom is wrapped in tall windows and includes a large walk-in closet and ensuite with a jetted tub, separate shower, extended vanity and built-in shelving. Two additional bedrooms, a 4-piece bathroom and a spacious laundry room provide the function busy households require. The builder-finished lower level adds a recreation room, large fourth bedroom with walk-in closet, another 4-piece bathroom, 9' ceilings and a huge storage room ready for sports equipment, seasonal décor and everything else that needs a home. Central air conditioning keeps things comfortable, and the A/C and furnace were just serviced, including replacement of the furnace inducer motor and blower capacitor. This is a gorgeous property that delivers personality, space and an unmatched community lifestyle. Welcome

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