



## 40 Masters Landing Calgary Alberta

\$1,650,000

Welcome to an extraordinary home in the highly sought-after Mahogany SE neighborhood, where spaciousness meets stunning beauty. This two-storey residence features five bedrooms and four bathrooms, offering over 4,300 sq. ft. of thoughtfully designed living space—all backing onto the picturesque Mahogany Lake. As you approach, you'll notice the expansive double driveway leading to a generously sized, east-facing double-attached garage, capable of accommodating up to four vehicles. Upon entering, you're welcomed by an open floor plan illuminated by soaring ceilings and massive windows that flood the space with natural light. The main floor features a harmonious blend of tile and wide-plank hardwood flooring. To your left, the formal dining room is perfect for hosting gatherings, while the adjacent living room boasts a breathtaking vaulted, beamed ceiling and a striking gas fireplace surrounded by stone that reaches the ceiling. The large windows provide an unobstructed view of the lake, allowing you to enjoy the changing seasons from the comfort of your home. The kitchen is a chef's dream, filled with natural light and featuring gleaming granite countertops and warm cabinetry. Equipped with a spacious island, gas cooktop, stainless steel appliances—including a new dishwasher and built-in oven, it's designed for culinary enthusiasts. The freshly painted interior enhances the kitchen's inviting ambiance. Entertain in style on the covered patio, accessed through the dining nook, where a newly painted fence ensures added privacy. An additional room on this level can serve as a home office or guest bedroom, complemented by a convenient 3-piece bath and mudroom. Upstairs, the carpeted second floor is awash in natural light. A versatile bonus room at the top of the stairs can function as a play area or family room, open to the living room below. The primary bedroom is a privat...

4pc Bathroom 10.67 Ft x 5.00 Ft  
5pc Bathroom 12.00 Ft x 12.00 Ft  
Bedroom 12.17 Ft x 14.42 Ft  
Family room 16.25 Ft x 13.58 Ft  
Laundry room 7.83 Ft x 7.83 Ft  
Primary Bedroom 16.08 Ft x 15.33 Ft

Recreational, Games room 16.67 Ft x 14.08 Ft  
Storage 10.33 Ft x 5.00 Ft  
3pc Bathroom 7.75 Ft x 6.00 Ft  
Dining room 12.08 Ft x 13.50 Ft  
Dining room 16.00 Ft x 10.33 Ft  
Foyer 6.75 Ft x 11.92 Ft

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Listing Presented By:



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CIR

REALTY

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Other 12.00 Ft x 8.33 Ft

4pc Bathroom 5.00 Ft x 7.83 Ft

Other 14.50 Ft x 14.58 Ft

Bedroom 14.67 Ft x 13.67 Ft

Kitchen 16.00 Ft x 10.08 Ft

Living room 17.08 Ft x 14.33 Ft

Other 7.75 Ft x 6.83 Ft