



## 240 Masters Avenue Calgary Alberta

\$589,900

Seize the chance to own in the prestigious 4-season lake community of Mahogany, one of Calgary's most luxurious and sought-after neighborhoods. Known for its vibrant lifestyle and upscale living, Mahogany offers the largest freshwater lake in the city, where residents can indulge in year-round recreational activities. This semi-detached side-by-side home is perfectly situated within walking distance (5 minute walk) to the Main Beach Club, the tranquil wetlands, and just steps away from two playgrounds! You'll be impressed by the home's desirable floor plan, featuring an open-concept design with OVER 1700 SQFT of LIVNG SPACE, with 9' ceilings, laminate floors throughout, and oversized windows that flood the space with natural light and Yes, it does have AIR CONDITIONING for those hot days! The cozy front living room, enhanced by a custom electric fireplace, seamlessly flows into the chef-inspired kitchen, which boasts quartz countertops, a subway tile backsplash, full-height cabinetry with an extended pantry, and a large island. Additional upgrades include pot lights, a stainless steel appliance package complete with a gas range and hood fan, garburator, and a waterline to the fridge. The main floor, finished off with a convenient half bath, is a fantastic open space for family gatherings and entertaining. Upstairs the home features a dual master layout with two generously sized bedrooms, each complete with its own walk-in closet and en-suite bathroom. The basement is tastefully finished, offering a laundry, a third full bathroom, a spacious recreation area with a built-in desk, and a third bedroom. Outside, you'll find your own private oasis; the fully landscaped lot includes a large deck for entertaining, a lower-level patio with a pergola perfect for summer fires or a future hot tub, and plenty of space for an oversized double detached garage! Don't miss out--sch...

3pc Bathroom 8.83 Ft x 6.83 Ft

4pc Bathroom 5.00 Ft x 9.08 Ft

Bedroom 11.42 Ft x 11.67 Ft

Primary Bedroom 11.00 Ft x 12.92 Ft

4pc Bathroom 6.67 Ft x 6.00 Ft

Bedroom 9.33 Ft x 9.58 Ft

Recreational, Games room 21.33 Ft x 14.67 Ft

Furnace 10.25 Ft x 8.25 Ft

2pc Bathroom 5.00 Ft x 5.67 Ft

Dining room 7.33 Ft x 12.58 Ft

Kitchen 9.00 Ft x 14.33 Ft

Living room 12.08 Ft x 14.92 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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