



## 313 Masters Avenue Calgary Alberta

\$694,444

OPEN HOUSE SATURDAY DECEMBER 14 & SUNDAY DECEMBER 15 FROM 2-4PM! This is the one you've been waiting for! Welcome to this exceptional detached home in the highly sought-after lake community of Mahogany in SE Calgary. Perfectly positioned just blocks from the Mahogany Lake Clubhouse and across from a sprawling field, this property offers an unbeatable combination of luxury and convenience. Featuring just under 1,800 sq ft of developed living space, this home includes 3 spacious bedrooms, 2.5 bathrooms, and a bright, open-concept main floor with soaring 10-foot ceilings. The primary suite is a true retreat, accommodating a king-sized bed with ease, and boasts a fully upgraded ensuite with a tiled shower and soaker tub. The laundry is conveniently located upstairs with an upgraded washer & dryer. The west-facing backyard is perfect for entertaining, with a newly built deck and plenty of space to develop an oversized double garage. The undeveloped basement features 9-foot ceilings and a possibility for a separate entrance, a secondary suite would be subject to approval and permitting by the city/municipality. Over \$35,000 in upgrades include a premium stainless steel appliance package, luxury vinyl flooring on the main level along with ultra soft carpet on the upper level. Enjoy year-round lake access and proximity to Mahogany Village, the YMCA, South Health Campus, and major routes like Deerfoot and Stoney Trail. Plenty of new home warranty still remaining with the home as well and can easily be transferred! Don't miss this rare opportunity to own in Calgary's premier lake community. Call today to book your showing! (id:6769)

Living room 12.92 Ft x 13.42 Ft

Dining room 10.42 Ft x 9.42 Ft

Kitchen 25.17 Ft x 12.08 Ft

2pc Bathroom 4.83 Ft x 5.00 Ft

5pc Bathroom 18.83 Ft x 5.92 Ft

Primary Bedroom 13.92 Ft x 12.58 Ft

Bedroom 9.17 Ft x 9.58 Ft

Bedroom 10.67 Ft x 9.00 Ft

4pc Bathroom 4.92 Ft x 8.92 Ft

Listing Presented By:



Originally Listed by:  
Real Broker

**RE/MAX Realty Professionals**

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