



GRASSROOTS

REALTY GROUP

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**44 Masters Terrace SE
Calgary, Alberta**

MLS # A2291298



\$950,000

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,611 sq.ft.	Age:	2019 (7 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Skylight(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: Window coverings

Welcome to this stunning detached home in the sought after lake community of Mahogany, offering over 3,700 sq ft of FULLY DEVELOPED beautifully designed living space. This well-maintained home features 4 spacious bedrooms and 3.5 bathrooms, with thoughtful upgrades throughout. The main floor showcases a gorgeous kitchen with GRANITE countertops, UPGRADED APPLIANCES and an OVERSIZE ISLAND, perfect for entertaining or gathering with family. The dining is elevated by COFFERED CEILING detailing, adding elegance and architectural interest to the space, while BUILT-IN SPEAKERS create the perfect atmosphere for entertaining or relaxing at home. The open-concept layout provides a warm, inviting flow. Upstairs, you’ll find a bright bonus room enhanced by SKYLIGHTS, filling the space with NATURAL LIGHT. The convenient upper-floor laundry room adds everyday practicality, while the upgraded bathrooms feature GRANITE countertops. The spacious primary ensuite features tile flooring, DUAL sinks, a WALK-IN closet and a relaxing SOAKER TUB, along with a beautifully finished shower with TILE extending to the ceiling, adding a modern and luxurious touch. The FULLY DEVELOPED basement expands your living space with a LARGE recreation room perfect for games or movie nights, a WET BAR, an additional bedroom, full bathroom and plenty of storage space. Step outside to enjoy the spacious deck and yard, ideal for kids, summer BBQs, and relaxing evenings. Located within walking distance to the lake and wet pond, you’ll be able to fully enjoy the lifestyle offered by this incredible community. This beautifully cared-for home offers the perfect blend of SPACE, UPGRADES, and LOCATION in one of Calgary’s most DESIRABLE LAKE communities.

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