



GRASSROOTS
REALTY GROUP

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158 Masters Point SE
Calgary, Alberta

MLS # A2315866



\$859,500

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,407 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Corner Lot		

Heating:	Baseboard, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, No Animal Home, No Smoking Home		

Inclusions: N/A

Welcome to your dream home in the heart of Mahogany, perfectly positioned on a premium corner lot just a short 5-minute stroll to the incredible Main Beach! Offering the perfect blend of space, style, and location, this beautifully designed family home delivers over 3,400 sq. ft. of thoughtfully crafted living space in one of Calgary's most sought-after lake communities. With 4 spacious bedrooms, 3.5 bathrooms, and a large bonus room, this home was designed with growing families in mind. The corner lot location provides added privacy, extra natural light, and an open feel rarely found in the community. Inside, you'll appreciate the soaring 9-foot ceilings, rich hand-scraped laminate flooring, central air conditioning, custom window coverings, and a functional main floor layout that includes a welcoming front foyer, private office/den, mudroom, and elegant powder room. The bright and inviting living room is centered around a beautiful tile-surround gas fireplace, creating the perfect space to relax or entertain. The gourmet kitchen is both timeless and functional, featuring crisp white cabinetry, antique glass upper accents, under-cabinet lighting, upgraded stainless steel appliances, built-in microwave, and stunning white granite countertops. Whether hosting friends or enjoying family dinners, this kitchen offers the perfect balance of sophistication and practicality. Upstairs, the luxurious primary retreat offers a peaceful escape complete with a spacious walk-in closet and spa-inspired ensuite featuring dual sinks, a deep soaker tub, and separate glass shower. Two additional bedrooms are connected by a convenient Jack & Jill bathroom, while the oversized bonus room creates the ideal setting for movie nights, a kids' play space, or additional family lounge. A generously sized upper laundry room adds everyday convenience. The professionally

developed basement expands the home's functionality with impressive 9-foot ceilings, large windows, and a bright recreation area that feels warm and welcoming. A spacious fourth bedroom with walk-in closet, full bathroom, and ample storage space make this lower level perfect for guests, teenagers, or extended family living. Outside, enjoy everything Mahogany has to offer—walking distance to the Mahogany Beach Club, schools, parks, shopping, transit, restaurants, and scenic wetland pathways. Plus, the property offers potential for a future side entrance configuration (subject to city approval), creating exciting possibilities for future development. This is an incredible opportunity to own a beautifully finished home in one of Calgary's premier lake communities. Book your private showing today and experience the Mahogany lifestyle for yourself!