



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**49 Masters Terrace SE
Calgary, Alberta**

MLS # A2320407



\$979,900

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,474 sq.ft.	Age:	2018 (8 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Aggregate, Double Garage Attached, Front Drive, Garage Faces Front, Side E		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Low Maintenance L		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, Pantry, Quartz Counters, Soaking Tub, Tray Ceiling(s), Walk-In Closet(s)

Inclusions: In Ceiling Speakers, Outdoor Speakers, Lorex outdoor Security System, Cameras and DVR, Master Bedroom Window Coverings and Curtains, TV Wall Mounts, Garage Upper Wood Shelving

OPEN HOUSE | Saturday June 20th 3:00-5:00pm | Welcome to this beautifully upgraded Hopewell built home featuring the Elan Floorplan, offering the rare combination of four bedrooms upstairs, a south-facing backyard backing onto green space, and a fully customized outdoor living space designed for minimal maintenance. From the moment you arrive, the exposed aggregate driveway and walkway, turf landscaping, and inviting front porch create outstanding curb appeal. Inside, a spacious foyer with dual closets provides a warm welcome, while the mudroom features built-in cubbies and convenient access from the painted double detached garage. The open-concept main floor is both functional and stylish, featuring 9-foot ceilings, luxury vinyl plank flooring, upgraded mouldings, and a stunning glass staircase railing. The kitchen is thoughtfully designed with quartz countertops, a large island, induction oven, built-in appliances, under-cabinet lighting, custom maple drawers, and upgraded cabinetry. A custom walk-through butler pantry adds exceptional storage and workspace, complete with quartz counters, floating shelves, and a bar fridge. The dining area overlooks the backyard and green space, while the living room fireplace creates a cozy focal point for everyday living and entertaining. Step outside to enjoy a backyard that truly stands out. Designed to be virtually maintenance-free, it features a 17x20 composite deck, custom glass railings, a cedar pergola with permanent LiteWRX lighting, a stone BBQ feature wall, exposed aggregate walkways and fire area, heavy-duty cedar fencing, iron gates, and direct access to the green space beyond—perfect for kids, pets, and outdoor activities. Upstairs, the vaulted bonus room offers incredible flexibility for family living, whether you need a media room, play space, home office, or hobby area.

Three spacious secondary bedrooms share a four-piece bathroom with quartz countertops. Privately positioned at the rear of the home, the impressive primary suite takes advantage of the green space view and features a tray ceiling, custom wall sconces, ceiling fan, custom blinds, and a luxurious five-piece ensuite with double vanity, oversized tiled glass shower, and plenty of natural light. The custom walk-in closet includes built-in storage solutions and connects directly to the laundry room with additional cabinetry and countertop space. Additional features include central air conditioning, water softener, central vacuum, in-ceiling speakers, outdoor speakers, Lorex security cameras, Nest smart home features, permanent exterior lighting, and 9-foot ceilings in both the main floor and basement. Living in Mahogany means enjoying one of Calgary's most sought-after lake communities, with year-round access to beaches, pathways, parks, playgrounds, wetlands, schools, shopping, dining, and endless recreation opportunities. It's a community that perfectly balances outdoor lifestyle, convenience, and family-friendly living.