



**393 Masters Avenue SE
Calgary, Alberta**

MLS # A2322789



\$770,000

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,215 sq.ft.	Age:	2018 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Corner Lot, Irregular Lot, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		
Inclusions:	None		

4 BEDROOMS | 3 1/2 BATHROOMS | 2-STOREY | 2,800 SQFT OF LIVING SPACE | FULLY DEVELOPED BASEMENT | DOUBLE ATTACHED GARAGE | CORNER LOT | WEST FACING BACKYARD | Welcome to this immaculate and well maintained family home in the award-winning lake community of Mahogany, offering over 2,800 sqft of beautifully developed living space with 4 bedrooms and 3.5 bathrooms. Perfectly positioned on a corner lot steps from the main beach club facilities and directly across from a large green space and future approved Grade 7-9 school, this home combines comfort, functionality, and an unbeatable location for family living. Step inside to a bright and spacious main floor featuring an open-concept layout, large rear windows, and an abundance of natural light throughout. The inviting living room is centred around a stunning upgraded gas fireplace feature wall, creating a warm and welcoming atmosphere for relaxing or entertaining. The beautifully appointed kitchen showcases white cabinetry, granite countertops, white tile backsplash, upgraded hood fan, built-in microwave, convenient pantry, and a large island with additional storage and seating. The adjacent dining area seamlessly opens onto the west-facing backyard and patio, perfect for summer BBQs and evenings enjoying the sun. Just off the attached double garage entry, you’ll appreciate the convenient mudroom with built-in shelving and lockers. Additionally, this level includes a 2-piece bathroom, 2 coat closets and a storage area. Upstairs, the spacious bonus room provides the perfect spot for movie nights or a kids’ play area. The primary suite is a true retreat featuring a large walk-in closet and a spa-inspired 5-piece ensuite with dual vanities, oversized shower, and a relaxing soaker tub. Two additional generously sized bedrooms, both with walk-in closets, a

full 4-piece bathroom, and upper floor laundry room complete this level. The fully developed basement adds incredible versatility with a large recreation room, fourth bedroom, full 4-piece bathroom, and plenty of storage space, making it ideal for guests, teenagers, or family gatherings. You will enjoy the central air conditioning in the summer after your long days at the lake. Enjoy everything Mahogany has to offer including lake access, beaches, parks, pathways, tennis courts, shopping, restaurants, and schools, all just minutes from your door. Perfect as your first home or for a growing family, book your showing today!