



134 Masters Point SE
Calgary, Alberta

MLS # A2323846



\$849,900

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|------------------|----------------------------|---------------|-------------------|
| Division: | Mahogany | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,126 sq.ft. | Age: | 2015 (11 yrs old) |
| Beds: | 5 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | Back Yard, Rectangular Lot | | |

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|--------------------|---|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stone, Stucco | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s) | | |

Inclusions: Garage Remotes x 2, TV Wall Mounts

Welcome to a home that truly has it all. Nestled in the heart of Mahogany, one of Calgary's most sought-after lake communities, this beautifully finished two-storey walkout sits just STEPS FROM THE MAIN BEACH and everything this incredible neighbourhood has to offer. Whether you are drawn by the lifestyle, the location, or the home itself, this one checks every box. Spanning over 2900 sq ft and 5 BEDROOMS across three thoughtfully designed levels, the layout flows with an ease that feels immediately familiar. Step inside to a welcoming foyer that opens into the main living area, where HARDWOOD FLOORS and a warm GAS FIREPLACE set the tone right away. The hickory wood cabinetry in the kitchen brings rich character to the space, complemented by GRANITE COUNTERTOPS, STAINLESS STEEL APPLIANCES, a newer dishwasher and microwave (2024), and a WALK THRU PANTRY to keep everything organized and within reach. A dedicated OFFICE NOOK sits just off the main hall, giving you a quiet spot to focus without stepping away from the heart of the home. The dining area connects naturally to the kitchen, and just beyond, a LARGE DECK extends your living space outdoors for morning coffee or evening meals. A 2 pc powder room and a spacious mudroom with direct access to the DOUBLE ATTACHED GARAGE round out a main floor that simply works. Upstairs, the layout continues to impress. The PRIMARY BEDROOM is a genuine retreat, featuring a generous WALK-IN CLOSET and a beautiful 5-PIECE ENSUITE. Three additional well-sized bedrooms share a 4-PIECE BATHROOM, and UPPER LEVEL LAUNDRY with a sink means daily routines stay convenient. With four bedrooms on the upper level and no bonus room trading away square footage, every inch here is purposeful. The WALKOUT BASEMENT is fully

developed and offers even more room to spread out. A spacious REC ROOM, an additional BEDROOM, and a full 4 pc bathroom make this level ideal for guests, teenagers, or extended family. Step outside from the walkout to the lower PATIO, giving you two distinct outdoor spaces to enjoy across every season. Then there is the location. Being just seconds from Mahogany's MAIN BEACH and nearby scenic pond pathways means summer days spent paddle boarding, swimming, and soaking up the sun become simply part of the routine. In winter, the lake transforms into a destination for skating and peaceful walks along the pathways. Schools, parks, restaurants, and everyday amenities are all close by, making this one of Calgary's most complete and connected communities to call home. Homes like this, in a location like this, do not come around often. Book your showing today!