



GRASSROOTS
REALTY GROUP

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94 Masters Mews SE
Calgary, Alberta

MLS # A2330449



\$1,099,000

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,645 sq.ft.	Age:	2013 (13 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Close to Clubhouse, Cul-De-Sac, Fruit Trees/Shrub(s), Landscaped, Pie Shap		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: N.A

OPEN HOUSE Sat July 26th 1-3PM**Welcome to this beautifully upgraded, fully developed and SUITED 5-bedroom, 3.5-bathroom home, ideally situated on a quiet, family-friendly cul-de-sac just steps from schools and the Mahogany Beach Club. Offering over 3,600 sq. ft. of developed living space on one of Mahogany's largest and most private lots (8,300 sq. ft.), this home is truly move-in ready and designed with both family living and entertaining in mind. The timeless white kitchen features quartz countertops, full-height cabinetry, a large peninsula with seating, a central island, and upgraded stainless steel appliances, including a double oven, new refrigerator and dishwasher. The kitchen seamlessly connects to the spacious dining area and inviting living room, anchored by a cozy gas fireplace. Completing the main floor are a private office, a walk-through pantry with custom shelving, a functional mudroom, and a convenient two-piece powder room. Upstairs, the spacious primary retreat overlooks the peaceful backyard and offers a luxurious five-piece ensuite with dual vanities, a soaker tub, walk-in shower, and a walk-in closet with direct access to the laundry room. Three additional generously sized bedrooms, a full bathroom with dual sinks, and a large, vaulted bonus room provide exceptional space for a growing family. The professionally developed walk-out basement was extensively renovated in 2025 and features new luxury vinyl plank flooring over a Dry-Core subfloor, a spacious recreation room, a custom secondary kitchen complete with a new refrigerator and dishwasher (2025), a fifth bedroom or flexible living space, and a full bathroom—ideal for guests, teenagers, or multi-generational living. Outside, the spectacular backyard is a rare find. Stretching approximately 190 feet deep, the fully landscaped yard is serviced by a multi-zone irrigation

system and showcases mature trees, including apple, pear, and cherry, along with grapevines, raspberry bushes, and raised irrigated garden planters. Multiple outdoor living spaces include an upper deck off the dining area, a large patio with plenty of room for an above-ground pool, and a covered lower patio perfect for relaxing on warm summer evenings. Additional features include central air conditioning, a tankless hot water system, engineered hardwood flooring throughout the main level, updated lighting and cabinet hardware (2022), a whole-home water softener, reverse osmosis drinking water filtration system (2022), and an oversized attached garage. Offering an exceptional combination of thoughtful upgrades, functional family spaces, and an incredible outdoor setting, this is a rare opportunity to own one of Mahogany's most impressive family homes.