



GRASSROOTS
REALTY GROUP

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116 Masters Court SE
Calgary, Alberta

MLS # A2346403



\$1,019,000

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,713 sq.ft.	Age:	2015 (11 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Heated Driveway, Heated Garage		
Lot Size:	0.12 Acre		
Lot Feat:	Cul-De-Sac, Few Trees, Garden, Reverse Pie Shaped Lot		

Heating:	Boiler, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Stucco	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Central Vacuum, No Smoking Home, Pantry, Quartz Counters, Smart Home, Tankless Hot Water		

Inclusions: All window coverings,

Set on a quiet cul-de-sac in Mahogany, this custom-finished estate home offers 2,700 sq ft above grade and 3,700 sq ft of developed living space, with four bedrooms up and a fifth down. Comfort starts underfoot with in-floor heating on the main floor and basement. The attached garage and driveway are also heated, melting the snow and ice automatically - no shoveling. The main floor has 9 ft ceilings, engineered hardwood and custom built-ins that carry through the home. The kitchen was designed for cooking and hosting at the same time, with JennAir appliances including a wall oven and microwave combo and a commercial-style refrigerator, a new LG dishwasher, two sinks and a large walk-through pantry. A hot water recirculating pump delivers instant hot water at every tap and bathroom. Entering from the garage, a breezeway holds both the pantry and a large mudroom with storage lockers behind custom doors for groceries, coats and all of your gear. In-ceiling speakers run through the main living area and a structured wiring upgrade puts hardwired data in every room, ready for whatever smart home setup the next owner wants to run. Upstairs, custom wood paneling gives the bonus room a warm, finished look, and sound insulation in the second floor walls keeps the four bedrooms quiet from each other and from the living space below. Laundry is a breeze when the primary suite walk-in closet connects directly to a large laundry room with a Samsung washer and dryer new in 2025. A dedicated kids' office and storage area gives homework and crafts a place of their own. The fully developed basement was built as an entertaining level, with engineered hardwood and custom wood paneling throughout: a media room with sound insulation in the ceiling so movie night stays downstairs, a wet bar, a fifth bedroom and a 3-piece bath. Outside, the spectacular

south-facing backyard opens onto a poured concrete patio with an outdoor kitchen and built-in barbecue; an in-ground irrigation system keeps the yard green. Permanent Gemstone exterior lighting adds curb appeal year-round with no lights to hang. The garage also has a new upgraded door with a side-mount opener leaving the ceiling clear for storage. With a children's playground two doors down, a path to the wetlands a few houses away, and Mahogany School, Divine Mercy Catholic School, Mahogany Lake and Beach Club and Westman Village all a short distance away, the location couldn't be better. This is truly a dream family home, finished with attention to detail in every space, ready for the next lucky family to enjoy it.