



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

290 Masters Avenue SE
Calgary, Alberta

MLS # A2346897



\$845,000

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,276 sq.ft.	Age:	2018 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space, Few Trees, Landscaped, Low Maintenance L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

****OPEN HOUSE - SUNDAY, OCTOBER 4 - 1:00 - 3:00PM**** Welcome to this beautifully designed 4-bedroom, 3.5-bathroom home offering over 3,100 sqft of developed living space in the sought-after lake community of Mahogany. Thoughtfully laid out across three fully developed levels, this home offers a spacious and functional floor plan perfect for everyday living and entertaining. Step inside to a spacious foyer leading into the bright, open-concept paddleboarding style kitchen features sleek white cabinetry, an abundance of cabinet and drawer space, quartz countertops, built-in oven and microwave, and stainless steel appliances. The kitchen flows seamlessly into the generous living and dining areas, creating an inviting space for family and guests. A convenient 2-piece powder room completes the main floor. Upstairs, the vaulted-ceiling bonus room provides a versatile space ideal for movie nights, a playroom, home office, or additional lounge area. The spacious primary retreat features a luxurious 5-piece ensuite with separate his-and-hers vanities and a large walk-in closet. Two additional generously sized bedrooms, a 4-piece bathroom, and convenient upper-floor laundry complete the level. The fully finished basement features a separate entrance, offering added flexibility and privacy. Downstairs you'll find a large recreation room, fourth bedroom, and 4-piece bathroom. The recreation room can easily be transformed into a home theatre, games room, gym, hobby space, playroom, or additional family lounge. The fourth bedroom and full bathroom are ideal for guests, extended family, or a private home office. Enjoy the exceptional lifestyle that Mahogany has to offer, with Mahogany Lake and the residents-only Mahogany Beach Club just minutes away. The 63-acre lake features two private sandy beaches with opportunities for swimming,

paddleboarding, kayaking, fishing, beach volleyball, skating and hockey. The Beach Club offers year-round amenities including sports courts, splash park, playgrounds, fitness facilities, BBQ areas, fire pits, fishing pier and non-motorized boat rentals. Families will appreciate the proximity to Mahogany School, Divine Mercy School, Lakeshore School, Prince of Peace School, St. Isabella School, and Joane Cardinal-Schubert High School. The community also offers extensive pathways, parks, wetlands, shopping, restaurants, caf  s and everyday amenities, with South Health Campus just minutes away. With its spacious three-level layout, separate basement entrance, fully finished basement, vaulted bonus room, upper-floor laundry, generous bedrooms, stylish kitchen, and incredible lake community lifestyle, this home is an opportunity not to be missed. Enjoy the perfect blend of comfort, space, recreation and convenience in one of Calgary's premier lake communities, with year-round activities and amenities right at your doorstep. Book your private showing today and experience everything this exceptional Mahogany home has to offer!