



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

63 Masters Point SE
Calgary, Alberta

MLS # A2347360



\$975,000

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,562 sq.ft.	Age:	2013 (13 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Close to Clubhouse, Few Trees, Front Yard, Landscaped, Lawn, Level, Privat		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Breakfast Bar, Closet Organizers, Double Vanity, Dry Bar, French Door, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Solar panels are included with the home. Sellers will pay out existing financial obligation at closing.

Located in the desirable community of Mahogany, this 5-bedroom, 3.5-bathroom home offers three fully finished levels on a private corner lot with a west-facing backyard, just a three-minute walk from the lake. Owners in this area also enjoy dedicated access to Mahogany's Main Beach. The main floor features an impressive open-to-below design, vaulted ceilings, a floor-to-ceiling fireplace feature, automated blinds in the living room and large windows that fill the space with natural light. The gourmet kitchen features a waterfall island, ceiling-height cabinetry, built-in oven and microwave, gas cooktop, stainless steel appliances and a walk-through butler pantry. Upstairs, you'll find 4 bedrooms, a spacious bonus loft with built-in bookshelves, a five-piece ensuite, four-piece main bathroom and a dedicated laundry room with upgraded ceiling-height cabinetry, a built-in drying rack and sink. The fourth bedroom is currently being used as a theatre room and features built-in speakers, offering flexibility as a bedroom, media room, office or additional living space. The fully finished lower level was developed by the builder and includes a fifth bedroom, four-piece bathroom, generous recreation space and a wet bar rough-in, with flexibility for guests, a home gym or entertaining. The double attached garage includes rough-ins for water and a heater. Additional features include central air conditioning, solar panels, a gas line for the BBQ and an irrigation rough-in. The refrigerator was replaced last year and the dishwasher approximately 2.5 years ago. Beyond the home, Mahogany offers an impressive array of amenities and recreation, with two private lakes, beaches, extensive walking and cycling pathways, parks, playgrounds, tennis and pickleball courts, a community splash park and skating areas. Residents can enjoy swimming, kayaking,

paddle-boarding, fishing and skating throughout the seasons, along with the Beach Club and numerous shops, restaurants and services nearby. With its west-facing backyard, private corner lot, dedicated Main Beach access and exceptional community amenities, this home offers the space, flexibility and lifestyle that make Mahogany so desirable.