

\$1,599,999 - 40 Masters Landing Se, Calgary

MLS® #A2186892

\$1,599,999

5 Bedroom, 4.00 Bathroom, 3,018 sqft

Residential on 0.12 Acres

Mahogany, Calgary, Alberta

Welcome to an extraordinary home in the highly sought-after Mahogany SE neighbourhood, where spaciousness meets stunning beauty. This two-storey residence features five bedrooms and four bathrooms, offering over 4,300 sq. ft. of thoughtfully designed living space—all backing onto the picturesque Mahogany Lake.

As you approach, you'll notice the expansive double driveway leading to a generously sized, east-facing double-attached garage, capable of accommodating up to four vehicles. Upon entering, you're welcomed by an open floor plan illuminated by soaring ceilings and massive windows that flood the space with natural light. The main floor features a harmonious blend of tile and wide-plank hardwood flooring.

To your left, the formal dining room is perfect for hosting gatherings, while the adjacent living room boasts a breathtaking vaulted, beamed ceiling and a striking gas fireplace surrounded by stone that reaches the ceiling. The large windows provide an unobstructed view of the lake, allowing you to enjoy the changing seasons from the comfort of your home.

The kitchen is a chef's dream, filled with natural light and featuring gleaming granite countertops and warm cabinetry. Equipped with a spacious island, gas cooktop, stainless steel appliances—including a new dishwasher and built-in oven, it's™ designed for culinary enthusiasts. The freshly painted interior enhances the kitchen's inviting



ambiance.

Entertain in style on the covered patio, accessed through the dining nook, where a newly painted fence ensures added privacy. An additional room on this level can serve as a home office or guest bedroom, complemented by a convenient 3-piece bath and mudroom. Upstairs, the carpeted second floor is awash in natural light. A versatile bonus room at the top of the stairs can function as a play area or family room, open to the living room below. The primary bedroom is a private retreat, featuring a luxurious 5-piece walk-through ensuite with a jetted soaker tub, double sinks, and a spacious walk-in closet. Two additional bedrooms with ample closet space share a well-appointed 4-piece bath. A laundry room with a sink and shelving adds convenience to this level.

The fully developed basement boasts new flooring, a wet bar, a bar fridge, a microwave, a dedicated theater room (complete with equipment and screen), an additional bedroom, and a 4-piece bathroom.

Step outside to the west-facing backyard, a serene oasis with a stamped concrete patio, low-maintenance landscaping enhanced by fake grass and white rock in the flower beds, and easy access to green spaces leading directly to the lake.

This lovely home also features recently painted front and back doors, adding to its curb appeal and modern aesthetic. Ideally located near Stoney and Deerfoot Trails, shopping, schools, and the Mahogany Beach Club, this meticulously cared-for home is filled with upgrades and modern conveniences. Schedule your viewing today!

Built in 2015

Essential Information

MLS® #

A2186892

Price	\$1,599,999
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	3,018
Acres	0.12
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	40 Masters Landing Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2B2

Amenities

Amenities	Clubhouse, Park, Picnic Area, Recreation Room
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Central Vacuum, Chandelier, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s), Wired for Data, Wired for Sound, Bar, Jetted Tub
Appliances	Bar Fridge, Built-In Oven, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room

Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Lighting, Private Yard, Rain Gutters, Awning(s)
Lot Description	Back Yard, Front Yard, Lake, Landscaped, Low Maintenance Landscape, Private, Treed, Views, Beach, Backs on to Park/Green Space, No Neighbours Behind, Open Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	January 10th, 2025
Days on Market	74
Zoning	R-G
HOA Fees	83
HOA Fees Freq.	MON

Listing Details

Listing Office	Comox Realty
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