

# \$999,000 - 22 Masters Avenue Se, Calgary

MLS® #A2223590

**\$999,000**

4 Bedroom, 4.00 Bathroom, 2,403 sqft  
Residential on 0.10 Acres

Mahogany, Calgary, Alberta

Welcome to your next home—a former showhome where no detail has been overlooked—located in the vibrant and family-friendly lake community of Mahogany. This beautifully designed 4-bedroom, 3.5-bathroom property features a fully developed walkout basement with a legal 1-bedroom suite that BACKS ON TO GREENSPACE.

Walking in, you're welcomed by a bright and open main floor with high ceilings, an open riser staircase, and built-in speakers wired throughout all three levels. The thoughtfully arranged kitchen is the heart of the home, featuring elegant quartz countertops, sleek stainless steel appliances, and a spacious pantry to meet all your storage needs. The open-concept flow into the dining and living areas creates an ideal space for entertaining and everyday living.

Enjoy the outdoors year-round on the CUSTOM ENCLOSED DECK, equipped with motorized Suncoast blinds, a ceiling fan, heater, and a gas line hookup—perfect for summer evenings or cozy fall afternoons. A dedicated main-floor office provides a quiet, productive space for working or studying from home.

Upstairs, a versatile bonus room offers flexibility for a home gym, playroom, or movie nights. Just off this space, the serene primary



bedroom is filled with natural light and features a luxurious 5-piece ensuite with glass shower, dual vanities, quartz counters, and a thoughtfully designed walk-in closet. Two more generously sized bedrooms, a 4-piece bathroom, and an upper-level laundry room make this floor practical and family-friendly.

The legal basement suite adds even more functionality to the home. Complete with its own stylish kitchen, stainless steel appliances, quartz counters and a spacious recreation room with direct access to the covered patio and green space. The suite also includes a bright bedroom with large windows and a walk-in closet, a full 4-piece bath, and ample storage.

Additional features include a fully finished garage with epoxy flooring and a driveway large enough for up to four vehicles.

Located in the desirable community of Mahogany, residents enjoy access to Calgary’s largest lake, two beaches, and a wealth of year-round activities. The area is also conveniently close to top-rated schools, dining, and shopping options.

This home truly has it all. Book your private tour today and discover what lakeside living in Mahogany is all about.

Built in 2015

**Essential Information**

MLS® #	A2223590
Price	\$999,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1

Square Footage	2,403
Acres	0.10
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	22 Masters Avenue Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2B1

### Amenities

Amenities	Fitness Center, Park, Party Room, Playground, Beach Access, Boating, Clubhouse, Dog Park, Game Court Interior, Racquet Courts, Recreation Facilities, Recreation Room
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	High Ceilings
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Suite, Walk-Out

### Exterior

Exterior Features	None
Lot Description	Back Yard, Rectangular Lot, Backs on to Park/Green Space, Wetlands

Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 22nd, 2025
Days on Market	16
Zoning	R-G
HOA Fees	570
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	eXp Realty
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