# \$1,099,999 - 40 Masters Way Se, Calgary

MLS® #A2194315

## \$1,099,999

6 Bedroom, 4.00 Bathroom, 2,400 sqft Residential on 0.09 Acres

Mahogany, Calgary, Alberta

HUGE PRICE REDUCTION!! Luxury Lake Community Living.... Just In Time For Summer!!

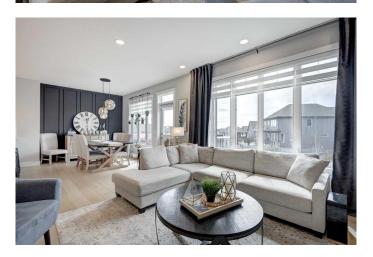
Welcome to your dream home at 40 Masters Way, a stunning residence nestled in the heart of one of Calgary's most prestigious lake communities. This exquisite property offers a perfect blend of luxury, comfort and convenience, a mere 100 yards away from exclusive lake access and the Mahogany Lake Beach Club..

As you step inside this beautifully upgraded home, you'll find a spacious and inviting atmosphere with plenty of natural light. The home features six well-appointed bedrooms, four on the upper level and then an additional two bedrooms on the garden/walkout level of the home. The walkout level easily functions as its own contained unit, with separated bedrooms, loads of natural light and its own entrance into the backyard. A versatile bonus/media/recreation room, and four modern, luxuriously fixtured bathrooms, providing ample space for family and guests alike.

The heart of the home is the gourmet kitchen, equipped with top-of-the-line appliances. The built in wall oven and microwave are new, as is the dishwasher and induction cooktop. The stainless steel French door fridge features a craft ice making feature, perfect for







entertaining. The home has also been freshly painted through the primary areas, making this home genuinely move in ready. The homes masterful architecture and open-plan design flows effortlessly into the living and dining areas, creating an ideal environment for social gatherings, thoughtfully designed family spaces or peaceful evenings.

Additional luxurious upgrades include a tankless hot water system, ensuring endless hot water on demand, and gemstone outdoor lights to enhance the home's curb appeal, provide a warm welcome and save you from tumbling off the roof during the holidays!! The newer hot tub (a \$17,000.00 decision last year), invites you to relax and unwind in style, offering a private spa experience in the comfort of your own backyard.

Step outside to discover a meticulously landscaped green space and a serene outdoor living space, ideal for summer barbecues and alfresco dining. The close proximity to the lake allows for easy access to a range of water activities, making it a perfect spot for nature lovers and outdoor enthusiasts.

At 40 Masters Way, every detail has been carefully considered to offer an unparalleled and aspirational living experience in one of Calgary's most sought-after neighbourhoods. Don't miss the opportunity to own this magnificent lake community residence.

Built in 2017

#### **Essential Information**

MLS® # A2194315 Price \$1.099.999

Bedrooms 6
Bathrooms 4.00

Full Baths 3 Half Baths 1

Square Footage 2,400 Acres 0.09 Year Built 2017

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

## **Community Information**

Address 40 Masters Way Se

Subdivision Mahogany
City Calgary
County Calgary
Province Alberta
Postal Code T3M2N5

## **Amenities**

Amenities Beach Access, Clubhouse, Playground

Parking Spaces 2

Parking Double Garage Attached, Insulated

# of Garages 2

#### Interior

Interior Features Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High

Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Separate Entrance, Walk-In Closet(s), Wet Bar, Stone Counters, French Door, Jetted Tub, Recreation

Facilities, Tankless Hot Water

Appliances Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer,

Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings, Humidifier, Induction Cooktop,

Other, Tankless Water Heater, Wine Refrigerator

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes # of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes

Basement Finished, Full, Walk-Out, Exterior Entry

### **Exterior**

Exterior Features Balcony, BBQ gas line, Private Yard

Lot Description Back Yard, Landscaped, Low Maintenance Landscape, Private,

Rectangular Lot, See Remarks

Roof Asphalt Shingle
Construction Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed March 13th, 2025

Days on Market 50

Zoning R-G

HOA Fees 582

HOA Fees Freq. ANN

## **Listing Details**

Listing Office CIR Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.