

# \$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

**\*OPEN HOUSE\*** MARCH 15-16 from 11 AM to 12 PM. 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	Park, Clubhouse, Picnic Area, Recreation Room
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

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

Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Finished

## Exterior

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

## Additional Information

Date Listed	January 10th, 2025
Days on Market	63
Zoning	R-G
HOA Fees	83
HOA Fees Freq.	MON

## Listing Details

Listing Office	Comox Realty
----------------	--------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.