

# \$1,124,900 - 40 Masters Way Se, Calgary

MLS® #A2194315

**\$1,124,900**

6 Bedroom, 4.00 Bathroom, 2,400 sqft

Residential on 0.09 Acres

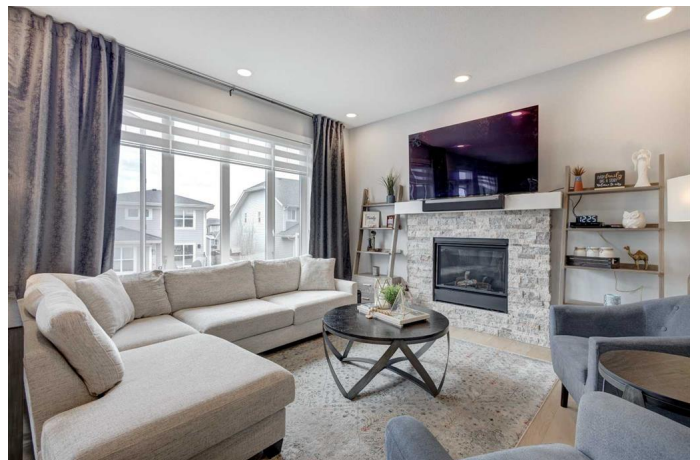
Mahogany, Calgary, Alberta

Luxury Lake Community Living at 40 Masters Way.

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      | \$1,124,900 |
| 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, French Door, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Recreation Facilities, See Remarks, Separate Entrance, Stone Counters, Tankless Hot Water, Walk-In Closet(s), Wet Bar |
| Appliances        | Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Humidifier, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Washer, Water Softener, Window Coverings, Wine Refrigerator, Induction Cooktop, Other                                                       |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                                                                                                                                       |
| Cooling           | Central Air                                                                                                                                                                                                                                                                                                   |
| Fireplace         | Yes                                                                                                                                                                                                                                                                                                           |
| # of Fireplaces   | 1                                                                                                                                                                                                                                                                                                             |
| Fireplaces        | Gas, Living Room                                                                                                                                                                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                                                                                                                                                                                           |
| Basement          | Exterior Entry, Finished, Full, Walk-Out                                                                                                                                                                                                                                                                      |

**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 | 48               |
| Zoning         | R-G              |
| HOA Fees       | 582              |
| HOA Fees Freq. | ANN              |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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