

# \$649,900 - 45 Masters Street Se, Calgary

MLS® #A2109166

**\$649,900**

4 Bedroom, 4.00 Bathroom, 1,666 sqft

Residential on 0.07 Acres

Mahogany, Calgary, Alberta

Discover the charm and convenience of lakeside living in Mahogany! You are going to fall in love with this highly coveted, Jayman "Sonata" floor plan that features loads of custom upgrades. This home has been lovingly maintained & uniquely upgraded by its original owner. With over 2400 square feet of luxurious living space, this home boasts 4 bedrooms, 3.5 bathrooms, and a completely finished basement. The open concept design showcases ceilings of 8' & 12' on the main floor, leading to an impressive chefs kitchen that seamlessly connects to the dining area and the expansive great room below. You will love the upgraded fireplace/tiled feature wall, which is a great spot for watching television and relaxing. The kitchen is smartly designed for both daily use and entertaining, featuring modern/soft close cabinets, pristine quartz countertops, high-end stainless steel appliances with a gas cooktop, a full tiled backsplash, beverage fridge, a striking peninsula island with pendant lighting + bar seating, and an under mount black granite sink. The upper floor is home to a spacious primary bedroom complete with a luxurious ensuite with upgraded shower, & a generously sized walk-in closet. Two additional well-sized bedrooms, a convenient upper laundry, and a central hallway ensuring smooth flow throughout. The basement is fully developed with a large family room, an extra bedroom, and a full bathroom. The family room space (currently used as a gym) was dug down lower



to elevate the ceilings, making this space very bright and inviting. Additional notable features include air conditioning, speakers throughout the home, wired for exterior speakers & more!

Sunny, west facing backyard with a spacious wood deck and exposed concrete pad. Lots of room to build your dream double garage.

Embrace the convenience of a prime location just a short distance from the Clubhouse, the serene lake, scenic ponds, ice rink, lush parks, extensive pathways, reputable schools, ample shopping venues, lively soccer fields, extensive bike trails, South Health Campus, efficient transit, and easy access to major roadways. Mahogany Lake offers a vibrant community lifestyle that ensures safety, security, and enjoyment for all its residents.

Built in 2018

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2109166    |
| Price          | \$649,900   |
| Sold Price     | \$640,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,666       |
| Acres          | 0.07        |
| Year Built     | 2018        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 45 Masters Street Se |
| Subdivision | Mahogany             |
| City        | Calgary              |

|             |         |
|-------------|---------|
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T3M 2R6 |

### Amenities

|                |                         |
|----------------|-------------------------|
| Amenities      | None                    |
| Parking Spaces | 2                       |
| Parking        | Off Street, Parking Pad |

### Interior

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, Walk-In Closet(s)                                                     |
| Appliances        | Dishwasher, Dryer, Gas Stove, Refrigerator, Washer, Window Coverings, Wine Refrigerator |
| Heating           | Forced Air, Natural Gas                                                                 |
| Cooling           | Central Air                                                                             |
| Fireplace         | Yes                                                                                     |
| # of Fireplaces   | 1                                                                                       |
| Fireplaces        | Electric                                                                                |
| Has Basement      | Yes                                                                                     |
| Basement          | Finished, Full                                                                          |

### Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | None                                   |
| Lot Description   | Back Lane, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                        |
| Construction      | Brick, Vinyl Siding                    |
| Foundation        | Poured Concrete                        |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 22nd, 2024 |
| Date Sold      | March 6th, 2024     |
| Days on Market | 13                  |
| Zoning         | R-1N                |
| HOA Fees       | 542.89              |
| HOA Fees Freq. | ANN                 |

### Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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