

\$1,034,900 - 35 Masters Point Se, Calgary

MLS® #A2149320

\$1,034,900

3 Bedroom, 3.00 Bathroom, 2,765 sqft

Residential on 0.12 Acres

Mahogany, Calgary, Alberta

Welcome to your luxury estate home - FORMER MORRISON HOMES SHOWHOME located steps away from the private main community clubhouse of the Mahogany Lake. This extensively upgraded home is located in the award-winning lake community of Mahogany. This stunning Morrison built 2-story home boasts over 2,765sq. ft. of developed space above grade. As you step into the home, you'll be greeted by a stunning main entrance that leads to the main floor. As you walk in the front door you will find the beautiful grand staircase and large open foyer (18 ft. high ceiling). As you walk further, you will come to large size flex room perfect for home office. Hallway further leads into open concept Living room, Executive Kitchen and Dining. An infinite amount of natural light permeates from the floor-to-ceiling (18 ft.) windows welcoming you to the living room and feature rock designed fireplace-Gas. A large dining area with easy access to the deck, and a chef's kitchen with custom cabinets, chimney hood fan, a huge center island, a walk-through Butlers pantry, and a large mudroom off the attached oversized double car garage. The upgraded hardwood, tile, carpeted floors, upgraded light fixtures, baseboard and trims, upgraded window coverings and curtains, rounded corners, speakers throughout, and upgraded railings add to the luxurious feel of the home. Upstairs, you'll find three bedrooms, a laundry room, and a huge bonus room which looks over the living room and front Foyer. The



Master Bedroom features a stunning 5-piece bathroom with an enormous walk-in closet that has access to the separate laundry area. The other two great size bedrooms on this level share a 4pc full bathroom and have ample closet space. The space is perfect for hosting events, guests or entertaining family and friends and has easy access to the backyard. The 9 ft. tall sunshine basement has huge basement windows and was well thought out with the mechanicals tucked smartly away in a corner. Spacious enough for a large family room, wet bar, games area, bathroom & 2 future bedrooms. Fully professionally landscaped and fenced with 2 central A/C units. The backyard has a large deck with gas line for your barbecue. This exceptional well-located property is just steps away from the private community clubhouse on the Lake of Mahogany. It's perfect for any family who loves to spend time outdoors or on the water. Don't miss out on the opportunity, schedule a private tour of this fantastic home today!!

Built in 2014

Essential Information

MLS® #	A2149320
Price	\$1,034,900
Sold Price	\$1,015,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,765
Acres	0.12
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	35 Masters Point Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2B2

Amenities

Amenities	Beach Access, Boating, Clubhouse, Community Gardens, Day Care, Dog Park, Game Court Interior, Picnic Area, Playground, Racquet Courts, Recreation Room
Parking Spaces	4
Parking	Additional Parking, Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Electric Range, ENERGY STAR Qualified Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Decorative, Gas, Mantle, Oak, Stone
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Garden, Lighting, Playground
Lot Description	Back Yard, Close to Clubhouse, Fruit Trees/Shrub(s), Front Yard, Lawn, Low Maintenance Landscape, Landscaped, Level, Many Trees, Underground Sprinklers, Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 13th, 2024
Date Sold	September 13th, 2024
Days on Market	62
Zoning	R-1s
HOA Fees	927.00
HOA Fees Freq.	ANN

Listing Details

Listing Office Greater Calgary Real Estate

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