

## 51 Masters Square SE Calgary, Alberta

MLS # A2164215



# \$649,900

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Side by Side		
<b>Size:</b>	1,480 sq.ft.	<b>Age:</b>	2017 (7 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Close to Clubhouse, Gazebo, Landscaped, Pie Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-2M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** Blinds, Gazebo, Shed, Greenhouse, All Exterior Motion Sensor Lights (garage and back yard), TV Wall Brackets/Mounts, Shelving in all bathrooms

OPEN HOUSE... Sat Sept 14, 1-3pm... Welcome to your dream duplex on a MASSIVE PIE LOT in the sought-after community of Mahogany, offering a perfect blend of modern living and incredible amenities—without any condo fees! Facing a serene park, this 3-bedroom, 3.5-bathroom home welcomes you with a beautifully landscaped front yard, complete with new trees and fresh sod. Step inside to a bright, open-concept main floor featuring stylish laminate flooring and a galley kitchen that will impress any chef. The kitchen showcases quartz countertops, a custom backsplash, stainless steel appliances, sleek white cabinetry, and a large island with a breakfast bar—perfect for casual dining or entertaining. The adjacent living area features large windows overlooking the newly fenced backyard, offering the perfect spot for summer barbecues or relaxing under the gazebo and on the deck, both newly built this year. Upstairs, you will find plush carpeting, with the primary bedroom as a true retreat. It features a spacious 3-piece ensuite and a walk-in closet. Two additional bedrooms, a full bathroom, and a convenient upper-floor laundry complete the top floor, making this layout ideal for families. The unfinished basement offers endless potential, with rough-ins for a bathroom and laundry... potential for suite, or your custom vision—whether you dream of a home gym, extra living space, or a media room. Outside, you will love the massive pie-shaped lot with even more room to grow. The detached oversized garage, built in 2023, includes upgraded 50amp, 240V service, an electrical panel ready for EV charging, and a smart system that allows remote operation from your phone. Living in Mahogany means access to everything! You will enjoy year-round activities with lake living at its finest. In the winter, you can skate on the frozen lake or

take in seasonal festivities. When the weather warms up, summer offers endless fun—swim at one of the two beaches, fish, or paddleboard on the lake. The community is also home to Mahogany Elementary School and the new Catholic Divine Mercy School, both just a quick drive away, making it perfect for growing families. This vibrant neighborhood features parks, playgrounds, walking paths, and is only a 5-minute walk to a state-of-the-art clubhouse. You’ll also find a wide range of amenities, including shopping, dining, and entertainment, with easy access to transit and major roadways. Whether you are enjoying year-round recreation at the lake or exploring the nearby shops and cafes, Mahogany truly has it all. Don’t miss out on this fantastic opportunity to own a beautiful home in one of Calgary’s top communities!