

\$999,000 - 22 Masters Avenue Se, Calgary

MLS® #A2223590

\$999,000

4 Bedroom, 4.00 Bathroom, 2,403 sqft

Residential on 0.10 Acres

Mahogany, Calgary, Alberta

OPEN HOUSE SATURDAY, MAY 24 FROM 1-3PM Welcome to your next home—a former showhome where no detail has been overlooked—located in the vibrant and family-friendly lake community of Mahogany. This beautifully designed 4-bedroom, 3.5-bathroom property features a fully developed walkout basement with a legal 1-bedroom suite that BACKS ON TO GREENSPACE.

Walking in, you're welcomed by a bright and open main floor with high ceilings, an open riser staircase, and built-in speakers wired throughout all three levels. The thoughtfully arranged kitchen is the heart of the home, featuring elegant quartz countertops, sleek stainless steel appliances, and a spacious pantry to meet all your storage needs. The open-concept flow into the dining and living areas creates an ideal space for entertaining and everyday living.

Enjoy the outdoors year-round on the CUSTOM ENCLOSED DECK, equipped with motorized Suncoast blinds, a ceiling fan, heater, and a gas line hookup—perfect for summer evenings or cozy fall afternoons. A dedicated main-floor office provides a quiet, productive space for working or studying from home.

Upstairs, a versatile bonus room offers flexibility for a home gym, playroom, or movie



nights. Just off this space, the serene primary bedroom is filled with natural light and features a luxurious 5-piece ensuite with glass shower, dual vanities, quartz counters, and a thoughtfully designed walk-in closet. Two more generously sized bedrooms, a 4-piece bathroom, and an upper-level laundry room make this floor practical and family-friendly.

The legal basement suite adds even more functionality to the home. Complete with its own stylish kitchen, stainless steel appliances, quartz counters and a spacious recreation room with direct access to the covered patio and green space. The suite also includes a bright bedroom with large windows and a walk-in closet, a full 4-piece bath, and ample storage.

Additional features include a fully finished garage with epoxy flooring and a driveway large enough for up to four vehicles.

Located in the desirable community of Mahogany, residents enjoy access to Calgary’s largest lake, two beaches, and a wealth of year-round activities. The area is also conveniently close to top-rated schools, dining, and shopping options.

This home truly has it all. Book your private tour today and discover what lakeside living in Mahogany is all about.

Built in 2015

Essential Information

MLS® #	A2223590
Price	\$999,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3

Half Baths	1
Square Footage	2,403
Acres	0.10
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	22 Masters Avenue Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2B1

Amenities

Amenities	Beach Access, Fitness Center, Park, Party Room, Playground, Recreation Room, Boating, Clubhouse, Dog Park, Game Court Interior, Racquet Courts, Recreation Facilities
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	High Ceilings
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Suite, Walk-Out

Exterior

Exterior Features	None
-------------------	------

Lot Description	Back Yard, Backs on to Park/Green Space, Rectangular Lot, Wetlands
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 22nd, 2025
Days on Market	1
Zoning	R-G
HOA Fees	570
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
----------------	------------

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