

\$1,599,999 - 40 Masters Landing Se, Calgary

MLS® #A2186892

\$1,599,999

5 Bedroom, 4.00 Bathroom, 3,018 sqft
Residential on 0.12 Acres

Mahogany, Calgary, Alberta

***OPEN HOUSE* MARCH 15-16 from 11 AM to 12 PM.** Welcome to an extraordinary home in the highly sought-after Mahogany SE neighbourhood, where spaciousness meets stunning beauty. This two-storey residence features five bedrooms and four bathrooms, offering over 4,300 sq. ft. of thoughtfully designed living space—all backing onto the picturesque Mahogany Lake.

As you approach, you'll notice the expansive double driveway leading to a generously sized, east-facing double-attached garage, capable of accommodating up to four vehicles. Upon entering, you're welcomed by an open floor plan illuminated by soaring ceilings and massive windows that flood the space with natural light. The main floor features a harmonious blend of tile and wide-plank hardwood flooring.

To your left, the formal dining room is perfect for hosting gatherings, while the adjacent living room boasts a breathtaking vaulted, beamed ceiling and a striking gas fireplace surrounded by stone that reaches the ceiling. The large windows provide an unobstructed view of the lake, allowing you to enjoy the changing seasons from the comfort of your home. The kitchen is a chef's dream, filled with natural light and featuring gleaming granite countertops and warm cabinetry. Equipped with a spacious island, gas cooktop, stainless steel appliances—including a new dishwasher and built-in oven, it's™ designed for culinary enthusiasts. The freshly painted



interior enhances the kitchen's inviting
ambiance.

Entertain in style on the covered patio,
accessed through the dining nook, where a
newly painted fence ensures added privacy.
An additional room on this level can serve as a
home office or guest bedroom, complemented
by a convenient 3-piece bath and mudroom.
Upstairs, the carpeted second floor is awash in
natural light. A versatile bonus room at the top
of the stairs can function as a play area or
family room, open to the living room below.
The primary bedroom is a private retreat,
featuring a luxurious 5-piece walk-through
ensuite with a jetted soaker tub, double sinks,
and a spacious walk-in closet. Two additional
bedrooms with ample closet space share a
well-appointed 4-piece bath. A laundry room
with a sink and shelving adds convenience to
this level.

The fully developed basement boasts new
flooring, a wet bar, a bar fridge, a microwave,
a dedicated theater room (complete with
equipment and screen), an additional
bedroom, and a 4-piece bathroom.

Step outside to the west-facing backyard, a
serene oasis with a stamped concrete patio,
low-maintenance landscaping enhanced by
fake grass and white rock in the flower beds,
and easy access to green spaces leading
directly to the lake.

This lovely home also features recently
painted front and back doors, adding to its
curb appeal and modern aesthetic. Ideally
located near Stoney and Deerfoot Trails,
shopping, schools, and the Mahogany Beach
Club, this meticulously cared-for home is filled
with upgrades and modern conveniences.
Schedule your viewing today!

Built in 2015

Essential Information

MLS® #	A2186892
Price	\$1,599,999
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	3,018
Acres	0.12
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	40 Masters Landing Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2B2

Amenities

Amenities	Park, Clubhouse, Picnic Area, Recreation Room
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Walk-In Closet(s), Bar, Breakfast Bar, Chandelier, Central Vacuum, Granite Counters, High Ceilings, Jetted Tub, No Smoking Home, Storage, Wired for Data, Wired for Sound
Appliances	Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Bar Fridge, Built-In Oven, Dryer, Garburator, Gas Cooktop, Washer, Window Coverings
Heating	Forced Air, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1

Fireplaces Gas, Living Room

Has Basement Yes

Basement Full, Finished

Exterior

Exterior Features Private Yard, Awning(s), Lighting, Rain Gutters

Lot Description Back Yard, Front Yard, Private, Views, Beach, Backs on to Park/Green Space, Lake, Low Maintenance Landscape, Landscaped, No Neighbours Behind, Open Lot, Treed

Roof Asphalt Shingle

Construction Mixed, Stone, Stucco

Foundation Poured Concrete

Additional Information

Date Listed January 10th, 2025

Days on Market 63

Zoning R-G

HOA Fees 83

HOA Fees Freq. MON

Listing Details

Listing Office Comox Realty

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