



THE
A-TEAM

**RE/MAX
FIRST**

40 MASTERS Way, Calgary T3M2N5

MLS®#: **A2194315** Area: **Mahogany** Listing Date: **03/13/25** List Price: **\$1,149,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2017**
Lot Information
 Lot Sz Ar: **4,014 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,400**
 Low Sqft:
 Ttl Sqft: **2,400**

DOM

1
Layout
 Beds: **6 (4 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Yard,Landscaped,Low Maintenance Landscape,Private,Rectangular Lot,See Remarks**
 Park Feat: **Double Garage Attached,Insulated**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Hardwood,Tile**
 Sewer: Ext Feat: **Balcony,BBQ gas line,Private Yard** Water Source: **Poured Concrete**
 Kitchen Appl: **Bar Fridge,Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Humidifier,Induction Cooktop,Microwave,Other,Range Hood,Refrigerator,Tankless Water Heater,Washer,Water Softener,Window Coverings,Wine Refrigerator**
 Int Feat: **Breakfast Bar,Built-in Features,Closet Organizers,Double Vanity,French Door,High Ceilings,Jetted Tub,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Recreation Facilities,See Remarks,Separate Entrance,Stone Counters,Tankless Hot Water,Walk-In Closet(s),Wet Bar**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
			Legal/Tax/Financial		

Title: **Fee Simple** Zoning: **R-G**
 Legal Desc: **1810048**

Remarks

Pub Rmks:

Luxury Lake Community Living at 40 Masters Way. Welcome to your dream home at 40 Masters Way, a stunning residence nestled in the heart of one of Calgary's most prestigious lake communities. This exquisite property offers a perfect blend of luxury, comfort and convenience, a mere 100 yards away from exclusive lake access and the Mahogany Lake Beach Club.. As you step inside this beautifully upgraded home, you'll find a spacious and inviting atmosphere with plenty of natural light. The home features six well-appointed bedrooms, four on the upper level and then an additional two bedrooms on the garden/walkout level of the home. The walkout level easily functions as its own contained unit, with separated bedrooms, loads of natural light and its own entrance into the backyard. A versatile bonus/media/recreation room, and four modern, luxuriously fixtured bathrooms, providing ample space for family and guests alike. The heart of the home is the gourmet kitchen, equipped with top-of-the-line appliances. The built in wall oven and microwave are new, as is the dishwasher and induction cooktop. The stainless steel French door fridge features a craft ice making feature, perfect for entertaining. The home has also been freshly painted through the primary areas, making this home genuinely move in ready. The homes masterful architecture and open-plan design flows effortlessly into the living and dining areas, creating an ideal environment for social gatherings, thoughtfully designed family spaces or peaceful evenings. Additional luxurious upgrades include a tankless hot water system, ensuring endless hot water on demand, and gemstone outdoor lights to enhance the home's curb appeal, provide a warm welcome and save you from tumbling off the roof during the holidays!! The newer hot tub (a \$17,000.00 decision last year), invites you to relax and unwind in style, offering a private spa experience in the comfort of your own backyard. Step outside to discover a meticulously landscaped green space and a serene outdoor living space, ideal for summer barbecues and alfresco dining. The close proximity to the lake allows for easy access to a range of water activities, making it a perfect spot for nature lovers and outdoor enthusiasts. At 40 Masters Way, every detail has been carefully considered to offer an unparalleled and aspirational living experience in one of Calgary's most sought-after neighbourhoods. Don't miss the opportunity to own this magnificent lake community residence.

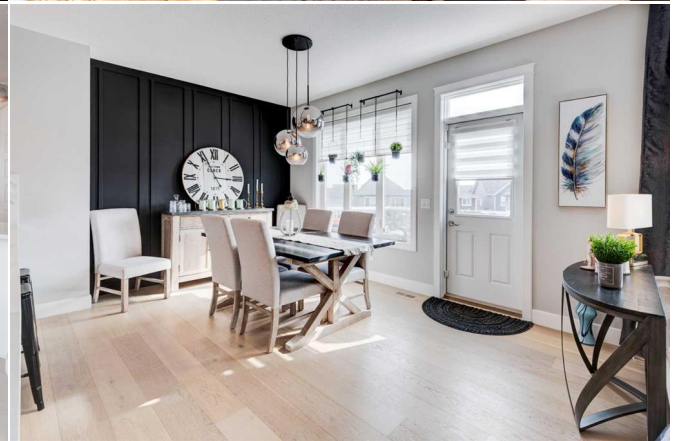
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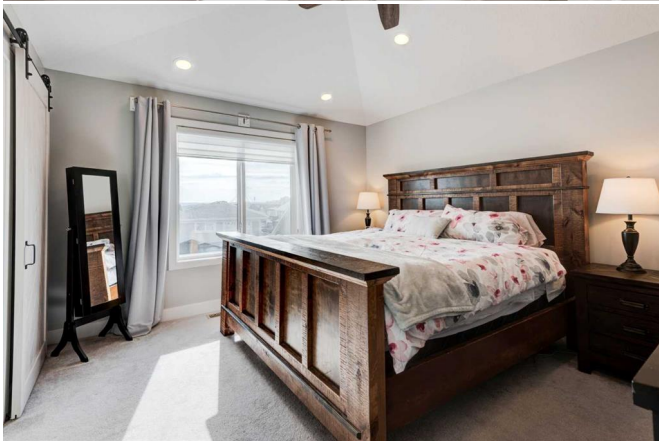
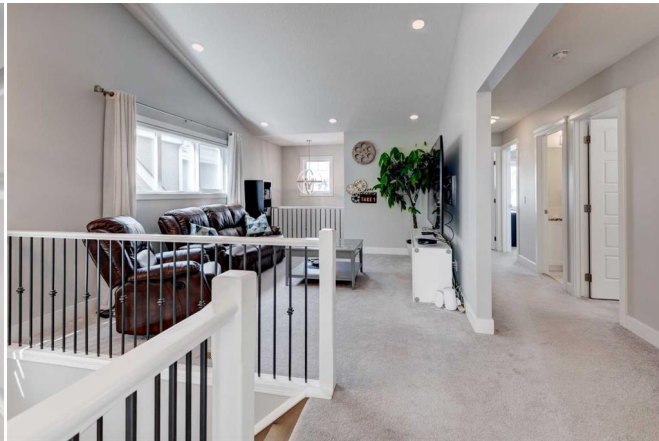
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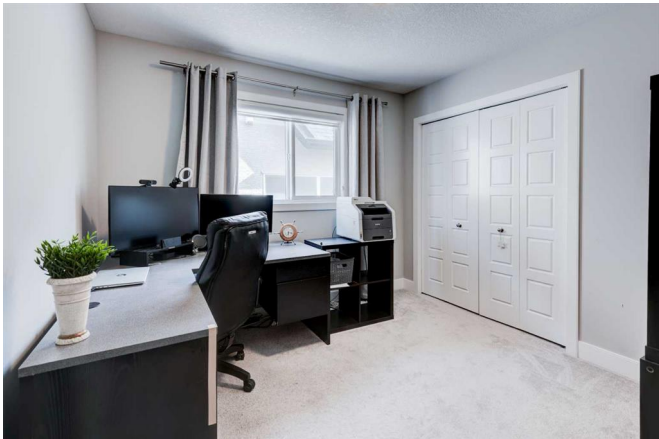
**Smaller Fridge Downstairs, Downstairs Microwave, Downstairs Dishwasher, Hot Tub, Garage Storage Fixtures, Gazebo
CIR Realty**

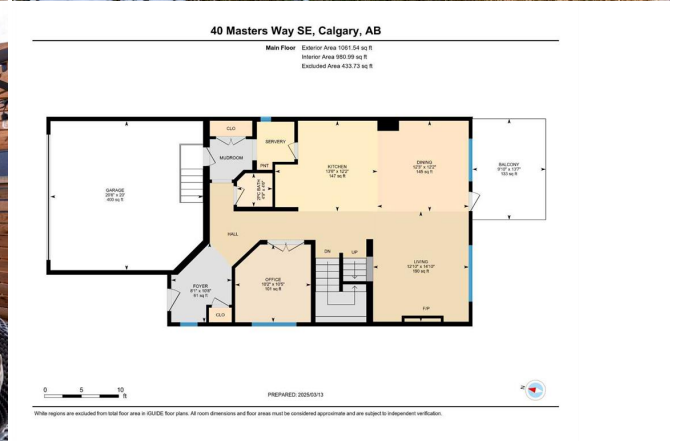
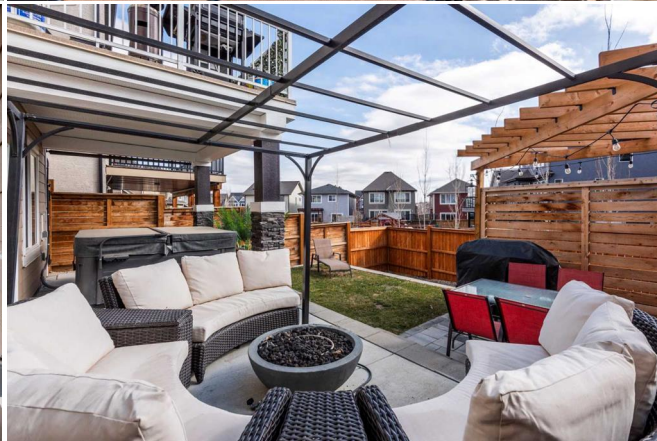
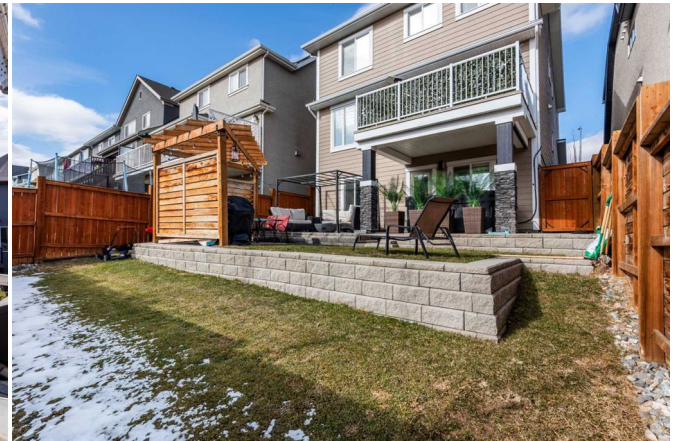
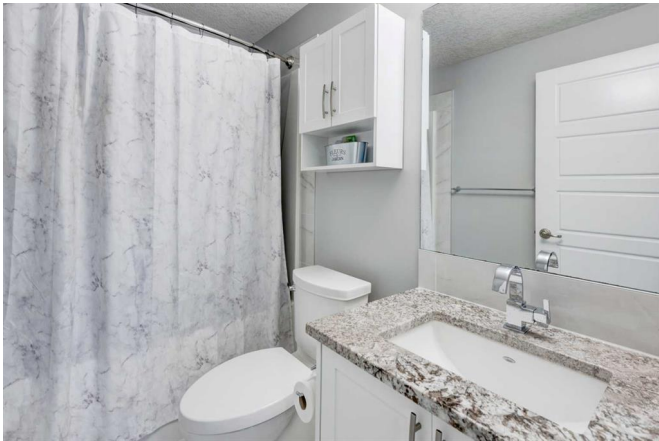
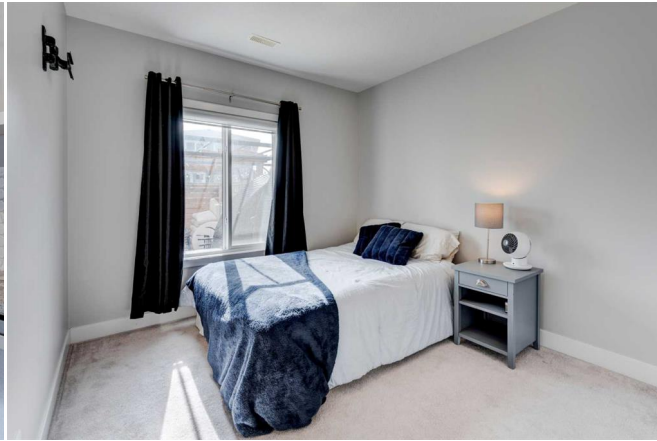
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











40 Masters Way SE, Calgary, AB

2nd Floor Exterior Area 1359.79 sq ft
Interior Area 1281.03 sq ft
Excluded Area 31.25 sq ft



PREPARED: 2025/03/13



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

40 Masters Way SE, Calgary, AB

Basement (Below Grade) Exterior Area 957.40 sq ft
Interior Area 937.49 sq ft



PREPARED: 2025/03/13



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