



THE
A-TEAM

**RE/MAX
FIRST**

45 MASTERS Crescent, Calgary T3M 2H1

MLS®#: **A2196640**

Area: **Mahogany**

Listing Date: **02/25/25**

List Price: **\$695,000**

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: **2,917 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,612**
Low Sqft:
Ttl Sqft: **1,612**

DOM

0
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Landscaped,Rectangular Lot,Street Lighting,Zero Lot Line**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Other**

Construction: **Stone,Stucco,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Closet Organizers,Double Vanity,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	13`0" x 12`10"
Kitchen	Main	12`10" x 9`6"
2pc Bathroom	Upper	5`0" x 5`1"
5pc Ensuite bath	Upper	8`6" x 12`4"
Bedroom	Upper	9`0" x 10`9"
Laundry	Upper	6`1" x 6`4"
Bedroom	Basement	17`5" x 11`11"

Room	Level	Dimensions
Dining Room	Main	10`5" x 14`0"
Office	Main	5`0" x 8`11"
Bedroom - Primary	Upper	13`0" x 17`0"
Bedroom	Upper	9`8" x 9`0"
4pc Bathroom	Upper	6`1" x 8`3"
Game Room	Basement	11`4" x 16`11"
3pc Bathroom	Basement	5`0" x 8`10"

Storage	Basement	4`3" x 8`7"	Furnace/Utility Room	Basement	5`8" x 12`6"
			Legal/Tax/Financial		

Title:		Zoning:			
Fee Simple		R-G			
Legal Desc:	1611565				

Remarks

Pub Rmks: **Lakeside Living in Mahogany—Your Dream Home Awaits! Step into style, comfort, and an unbeatable location with this stunning 3-bedroom, 3.5-bathroom home in the award-winning lake community of Mahogany! Just a short walk to the lake, steps from the wetlands, and close to top-rated public and Catholic elementary schools—this home checks all the right boxes. Inside, an open-concept living space welcomes you with soaring windows that flood the living room with natural light. Cozy up and watch movies with the family in this warm, inviting space highlighted by the feature wall, or catch up on emails in the convenient main floor office/den—perfect for remote work. The designer kitchen is straight out of a magazine, featuring quartz countertops, timeless white cabinets, stainless steel appliances, a mini subway backsplash that wraps around the range hood fan, and loads of pot lights. A wall of windows offers picturesque backyard views, making meal prep a dream. Whether you’re hosting a formal dinner or a casual get-together, the spacious dining area—with its high ceilings and warm ambiance—sets the stage for unforgettable moments. Upstairs, the primary retreat is a slice of serenity, with a walk-in closet, spa-inspired ensuite, and sun-filled oversized windows. Two additional bedrooms, another full bath, and ultra-convenient upper-floor laundry complete the space, designed for family-friendly functionality. The fully finished basement provides even more space for a growing family with a fourth bedroom, a full bath, a cozy rec room, and added storage. Outside, the south-facing backyard is built for entertaining, featuring a spacious deck—perfect for summer nights under the stars. A double detached garage rounds out this must-see backyard to ensure vehicles stay warm and secure all year long. This home is also equipped with solar panels, offering energy efficiency and cost savings while reducing your carbon footprint. Enjoy lower utility bills and increased home value with this eco-friendly addition, designed to harness renewable energy and contribute to a more sustainable future. Living in Mahogany means more than just owning a home—it’s a lifestyle. With 84 acres of freshwater lake and beaches, enjoy swimming, canoeing, and kayaking in the summer, and a magical skating rink in the winter. Walking trails, parks, playgrounds, and an adult fitness park offer endless outdoor fun, all just minutes from South Health Campus, shopping, dining, and major roadways. Call today to book your private showing!**

Inclusions: **Wall Mounts in Living Room & Primary, Gazebo in Yard**
 Property Listed By: **Real Broker**

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











