



THE
A-TEAM

**RE/MAX
FIRST**

44 MASTERS Court, Calgary T3M 2B8

MLS®#: **A2206528**

Area: **Mahogany**

Listing Date: **03/28/25**

List Price: **\$1,300,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2015**

Lot Information

Lot Sz Ar: **4,477 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,831**

Low Sqft:

Ttl Sqft: **2,831**

DOM

8

Layout

Beds: **4 (3 1)**

Baths: **3.0 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Creek/River/Stream/Pond,Landscaped,No Neighbours Behind,Rectangular Lot,Street Lighting**

Park Feat: **Double Garage Attached,Front Drive,Garage Faces Front,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony,Private Entrance**

Construction: **Wood Frame**
Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Breakfast Bar,Closet Organizers,Kitchen Island,Open Floorplan,Quartz Counters,Recessed Lighting,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room Legal/Tax/Financial	Level	Dimensions
------	-------	------------	-----------------------------	-------	------------

Title: **Fee Simple**
 Legal Desc: **1413493**

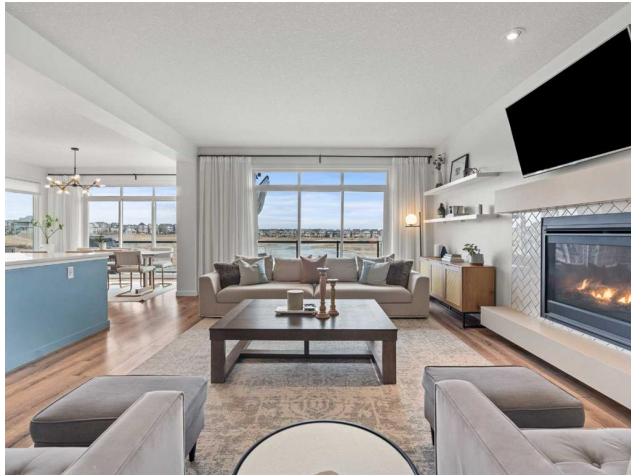
Zoning: **R-G**

Remarks

Pub Rmks: **Open House, Sunday April 6, 1:00-4:00pm. Nestled in the sought-after lakeside community of Mahogany, this exquisite two-story family home seamlessly blends style, comfort, and functionality. Boasting a picturesque walk-out basement that leads to a beautifully landscaped backyard overlooking a tranquil pond, this home offers the perfect blend of serenity and convenience. Step inside to discover an inviting open-concept layout, accentuated by sleek vinyl plank flooring throughout the main floor. A spacious foyer welcomes you, and leads you into the heart of the home, where large rear-facing windows flood the space with natural light and frame the stunning pond views. The living area is anchored by a striking tile-faced gas fireplace, flanked by elegant open shelving—perfect for displaying cherished decor. The adjacent breakfast nook, bathed in natural light, complements the pristine kitchen, which is a chef’s dream. A bold turquoise centre island with a breakfast bar serves as a stunning focal point, complemented by gleaming quartz countertops, stainless steel appliances—including a gas cooktop—and crisp white cabinetry with matte black pulls. Thoughtfully designed, the kitchen also features pantry cabinets and space for a dedicated coffee station, ensuring effortless morning routines. The formal dining space has been transformed into a stylish butlers pantry/baking station with additional cabinetry and a striking painted feature wall but can easily be reverted to its original purpose, providing versatile options for the Buyer of this home. Upstairs, a spacious family room offers additional living space—ideal for cozy movie nights or a delightful play area for children. This level also hosts a full bath, a convenient laundry room, and three generously sized bedrooms. The primary suite offers a taste of decadence, featuring a cozy sitting area, an expansive walk-in closet/dressing room, and a luxurious ensuite. Here, a deep soaker tub, a large corner shower with white subway tile accents, a dual vanity, and a separate water closet create a spa-like experience. The two additional bedrooms offer ample closet space and share a well-appointed full bath. Descending to the fully finished walk-out basement, you’ll find a fourth bedroom and a full bath—ideal for guests—alongside an expansive recreation room that extends to the covered patio. Step outside to enjoy the professionally landscaped backyard, where scenic pond views create an idyllic setting for outdoor relaxation - perhaps a cup of coffee in the morning, or alfresco dining at night. Discover a vibrant and family-friendly neighbourhood filled with exceptional amenities. Residents enjoy exclusive access to Mahogany Lake, the largest freshwater lake in Calgary, with sandy beaches, private docks, and year-round recreational activities such as swimming, paddle boarding, non-motorized boating and skating in the winter. The community also boasts scenic walking trails, beautiful wetlands, and multiple playgrounds and parks.**

Inclusions: **N/A**
 Property Listed By: **CIR Realty**

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

















44 Masters Ct SE, Calgary, AB

Main Building: Total Exterior Area Above Grade 2831.62 sq ft

