

**63 Masters Crescent SE  
Calgary, Alberta**

**MLS # A2280404**



**\$609,900**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,591 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Rectangular Lot, Street Lighting, Zero Lot Line		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows		

**Inclusions:** N/A

Lakeside Living in Mahogany—Where Every Day Feels Like a Getaway. Welcome to Mahogany and this gorgeous 2 storey, a thoughtfully designed 3-bedroom, 2.5-bathroom home offering the perfect blend of elevated comfort and year-round lifestyle in Calgary's premier lake community. Located just a short walk from the beach club, scenic wetlands, and nearby schools, this home places you at the centre of everything Mahogany has to offer—whether it's paddleboarding on the lake in the summer, skating under the stars in the winter, or taking in peaceful evening strolls along the winding pathways. Inside, you're welcomed by a bright, open-concept layout filled with natural light. The main floor combines stylish functionality with everyday comfort. A cozy front living room with soaring windows creates the perfect space for relaxing or hosting, while the dedicated office/den offers privacy for remote work or quiet study. At the heart of the home, the chef-inspired kitchen features timeless white cabinetry, quartz countertops, a gas stove, stainless steel appliances, classic subway tile backsplash, and pot lighting. The oversized dining area is ideal for both casual family dinners and entertaining friends. Large windows across the back of the home above the sink provide picturesque views of the yard and fill the space with warm sunlight. Upstairs, the primary suite is a serene retreat with oversized windows, a walk-in closet, and a spa-inspired ensuite complete with modern finishes. Two additional bedrooms and a full bath offer comfort and flexibility for family or guests, and the upper-floor laundry room adds convenience where it matters most. The unfinished basement is a blank canvas giving you the flexibility to design a home gym, kids' play area, fourth bedroom, or media room. Step outside to a south-facing backyard built for enjoyment.

A large deck is perfect for summer BBQs and evening hangouts, while the double detached garage includes EV charging capabilities—ready for today and tomorrow. Bonus features like central A/C ensure year-round comfort no matter the season. Living in Mahogany means more than just owning a home—it's a lifestyle. With 84 acres of lake and beachfront, two private beach clubs, 22 kilometres of trails, playgrounds, wetlands, and an adult outdoor fitness park, there's something for everyone. The home is also just minutes from Mahogany Village Market, Westman Village, the South Health Campus, and major roadways for an easy city commute. Don't miss your chance to live in one of Calgary's most vibrant and connected lake communities. Book your private showing today!