

# \$1,495,000 - 40 Masters Landing Se, Calgary

MLS® #A2214634

**\$1,495,000**

4 Bedroom, 4.00 Bathroom, 2,991 sqft

Residential on 0.12 Acres

Mahogany, Calgary, Alberta

Life at the lake! Walk straight out of your west facing back yard to the beach at this luxurious family home. This elegant 2 storey, backing on to a very private section of greenspace, is built for entertaining. High ceilings and wide open spaces in a floorplan that flows effortlessly throughout and allows you to customize how you use the space. Huge windows and a west facing backyard ensure your home is brightly lit with natural light year round. The sumptuous main floor includes a formal dining room that is open to the living area with its focal point 2 storey rock fireplace and cathedral ceilings with intricate beamwork. The kitchen is a chef's delight with built in appliances including a gas cook top, an enormous island with gorgeous marble counters, full height cabinets for additional storage, convenient butler's pantry and full walk-in pantry. A den that could easily be used as a main floor bedroom is adjacent to the 3 piece bath and are tucked away from the busier areas of the home. The second floor includes a spacious bonus room overlooking the grand living area and has view of the lake through the trees. The primary bedroom is spacious and quiet overlooking the park and lake and opens to a spa like ensuite complete with steam shower. A custom walk in closet will have space for everything. Two secondary bedrooms, a full 4 piece bath and ample laundry complete the second floor. The entertaining space continues on the lower level with fully appointed games room, a



family/flex room, a media/home theatre room with all the equipment you need for family movie night or watching the playoffs with friends. An additional bedroom and full bath, tucked away from the main areas complete this level along with an impressive amount of storage space. Outside you will appreciate the maintenance free yard with stamped concrete patios and walkways, artificial lawn, and irrigation system should you choose to add planters. The covered deck includes retractable sunshades for comfort. The front and rear of the home are lit by Gemstone brand soffit lights. Among the many builder and owner upgrades included are; central AC, 2 furnaces and fresh paint throughout. Come live your best life at the lake!

Built in 2015

### **Essential Information**

MLS® #	A2214634
Price	\$1,495,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,991
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 Clubhouse, Park, Playground, Recreation Facilities, Beach Access  
Parking Spaces 4  
Parking Double Garage Attached  
# of Garages 2  
Waterfront Lake, Lake Privileges, Beach Access

### **Interior**

Interior Features Bar, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Soaking Tub, Steam Room, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound, Beamed Ceilings, Chandelier, Stone Counters, Tray Ceiling(s)  
Appliances Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer, Window Coverings  
Heating Forced Air  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas, Great Room, See Remarks  
Has Basement Yes  
Basement Finished, Full

### **Exterior**

Exterior Features Other, Private Yard  
Lot Description Back Yard, Backs on to Park/Green Space, Landscaped, Low Maintenance Landscape, No Neighbours Behind, Underground Sprinklers, Close to Clubhouse, Greenbelt  
Roof Asphalt Shingle  
Construction Wood Frame  
Foundation Poured Concrete

### **Additional Information**

Date Listed April 25th, 2025  
Days on Market 1

Zoning	R-G
HOA Fees	1018
HOA Fees Freq.	ANN

## **Listing Details**

Listing Office	RE/MAX Realty Professionals
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.