

154 Masters Point SE  
Calgary, Alberta

MLS # A2265238

\$784,900

|           |                                                                          |        |                   |
|-----------|--------------------------------------------------------------------------|--------|-------------------|
| Division: | Mahogany                                                                 |        |                   |
| Type:     | Residential/House                                                        |        |                   |
| Style:    | 2 Storey                                                                 |        |                   |
| Size:     | 2,254 sq.ft.                                                             | Age:   | 2014 (11 yrs old) |
| Beds:     | 3                                                                        | Baths: | 2 full / 1 half   |
| Garage:   | Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper |        |                   |
| Lot Size: | 0.10 Acre                                                                |        |                   |
| Lot Feat: | Front Yard, Landscaped, Level, Rectangular Lot, Street Lighting          |        |                   |

|             |                                                                                                                                                                                                                |            |     |
|-------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-----|
| Heating:    | Central, Forced Air, Natural Gas                                                                                                                                                                               | Water:     | -   |
| Floors:     | Carpet, Ceramic Tile, Hardwood                                                                                                                                                                                 | Sewer:     | -   |
| Roof:       | Asphalt Shingle                                                                                                                                                                                                | Condo Fee: | -   |
| Basement:   | Full, Unfinished                                                                                                                                                                                               | LLD:       | -   |
| Exterior:   | Cement Fiber Board, Stone, Wood Frame                                                                                                                                                                          | Zoning:    | R-G |
| Foundation: | Poured Concrete                                                                                                                                                                                                | Utilities: | -   |
| Features:   | Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Smart Home, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s) |            |     |
| Inclusions: | N/A                                                                                                                                                                                                            |            |     |

STEPS FROM THE LAKE CLUBHOUSE | CUSTOM JAYMAN BUILT HOME | 3 BED + BONUS ROOM | OVER 2,250 SQ FT | FAMILY APPROVED DESIGN Welcome to this award-winning Jayman BUILT home, perfectly located just steps from Mahogany Lake, the Clubhouse, and community parks. Featuring over 2,250 sq ft of luxurious living space, this meticulously maintained property showcases exceptional craftsmanship, modern finishes, and a traditional homesite with a private backyard oasis&mdash;perfect for family fun and entertaining. From the moment you arrive, you&rsquo;ll be impressed by the rich curb appeal, dramatic rooflines, and thoughtful architectural detailing. The exterior is highlighted by stonework accents, Hardie board siding, smart trim, an attached garage with a full concrete driveway, and a covered front entry that sets a welcoming tone. Step inside and experience the bright, open-concept main floor featuring 9&rsquo; ceilings, rich hardwood flooring, and a spacious family room with a gas fireplace as the focal point. The chef&rsquo;s kitchen is a showstopper, featuring: Quartz countertops and upgraded maple shaker-style cabinetry KitchenAid stainless steel appliances &ndash; wall oven, gas cooktop, microwave, and fridge Oversized central island plus raised peninsula eating bar 5' x 5' butler&rsquo;s pantry with ample storage Recessed lighting and a stylish tile backsplash Expansive breakfast nook overlooking the backyard Upstairs, a spacious bonus room offers the perfect family gathering space. The primary suite is a private retreat featuring dual vanities, a soaker tub, a glass-enclosed shower, and a massive walk-in closet. Two additional bedrooms, a full bath, and a convenient laundry room complete the upper level. The unfinished basement with 9&rsquo; ceilings, large windows, and a rough-in for a future

bathroom awaits your creative touch. Enjoy outdoor living on the 12' x 10' upper deck, with plenty of space below for a trampoline, garden, or play area—all within a quiet, family-friendly setting. Additional highlights include upgraded plumbing, lighting, and electrical fixtures, plus an oversized mudroom with direct garage access. Located close to schools, ponds, parks, bike paths, shopping, transit, and the lake, this home truly combines luxury, location, and lifestyle in one of Calgary's most desirable lake communities. Don't miss your chance—book your private showing today with your favorite REALTOR!