

# \$645,000 - 35 Masters Heights Se, Calgary

MLS® #A2247832

**\$645,000**

5 Bedroom, 4.00 Bathroom, 1,749 sqft

Residential on 0.07 Acres

Mahogany, Calgary, Alberta

Get ready to fall in love with this exciting opportunity to own a stunning single-family home WITH 5 SPACIOUS BEDROOMS AND 3 1/2 BATH in the vibrant lake community of Mahogany! Thoughtfully designed for growing families and modern lifestyles, with a TOTAL LIVING SPACE of 2,534.7 square feet, this home checks all the boxes—and then some! Step into a bright, open-concept main floor that blends style with functionality. The spacious living and dining areas flow effortlessly into a well-appointed kitchen with a pantry, making it perfect for both entertaining and everyday life. A mudroom keeps things organized, while a powder room adds convenience for guests. But here’s the feature you’ll absolutely love: the primary bedroom is located on the main floor, offering privacy, ease, and accessibility. It is complete with its own 4pc bathroom and a generous walk-in closet—your personal retreat just steps from everything! Upstairs, you’ll find two more bedrooms, a bonus room for relaxing or working, a dedicated laundry room, and a stylish 4pc bathroom—ideal for family living. The fully finished basement is a game changer, featuring two additional bedrooms—each with walk-in closets, another full 4pc bath, and a huge family room that’s perfect for movie nights, game days, or teen hangouts. Outside is where the fun continues! Enjoy summer evenings on the side deck and at the backyard that is beautifully finished with pavers, creating the perfect



low-maintenance space for barbecues, outdoor dining, or even for a quick game of basketball. Feel secured all the time with the double detached garage keeping your vehicles protected and the fully fenced yard offering added privacy and peace of mind. And letâ€™s not forgetâ€”this home is in MAHOGANY, Calgaryâ€™s most sought-after lake community! Enjoy year-round access to the lake, sandy beaches, walking trails, top-rated schools, shops, restaurants, and endless amenities that make everyday living feel like a vacation. This is the kind of home that brings everything youâ€™ve been dreaming ofâ€”and more. Come see it before someone else calls it theirs!

Built in 2016

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2247832    |
| Price          | \$645,000   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,749       |
| Acres          | 0.07        |
| Year Built     | 2016        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 35 Masters Heights Se |
| Subdivision | Mahogany              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |

|             |         |
|-------------|---------|
| Postal Code | T3M 2M7 |
|-------------|---------|

### Amenities

|                |                                           |
|----------------|-------------------------------------------|
| Amenities      | Beach Access, Clubhouse, Park, Playground |
| Parking Spaces | 2                                         |
| Parking        | Double Garage Detached                    |
| # of Garages   | 2                                         |

### Interior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Smoking Home, Open Floorplan, See Remarks, Storage, Walk-In Closet(s), Master Downstairs, Pantry |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer                                                |
| Heating           | Forced Air, Natural Gas                                                                                             |
| Cooling           | None                                                                                                                |
| Has Basement      | Yes                                                                                                                 |
| Basement          | Finished, Full                                                                                                      |

### Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | Other                      |
| Lot Description   | Back Lane, Rectangular Lot |
| Roof              | Asphalt Shingle            |
| Construction      | Vinyl Siding               |
| Foundation        | Poured Concrete            |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 11th, 2025 |
| Days on Market | 24                |
| Zoning         | R-G               |
| HOA Fees       | 540               |
| HOA Fees Freq. | ANN               |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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