

# \$759,999 - 265 Masters Avenue Se, Calgary

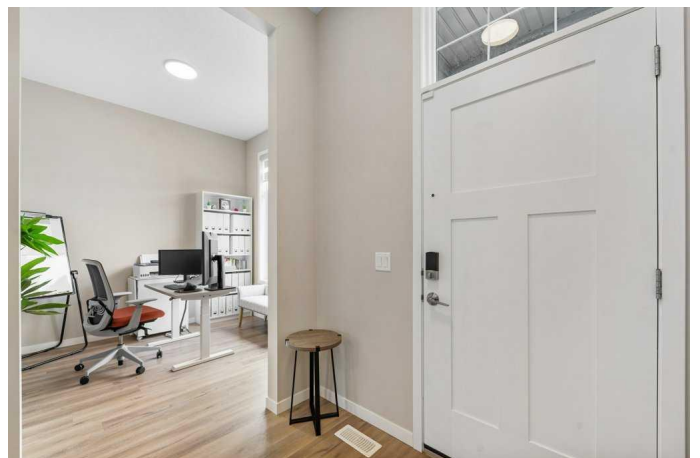
MLS® #A2240466

**\$759,999**

5 Bedroom, 5.00 Bathroom, 1,726 sqft  
Residential on 0.08 Acres

Mahogany, Calgary, Alberta

MASSIVE LOT! UNLIKE ANY OTHER LANED YOU'VE SEEN! Welcome to 265 Masters Avenue SE, a beautifully designed home in Calgary's award-winning lake community of Mahogany, just a 5 minute walk to the beach. Situated on a larger-than-average lot for a laned home, this property offers over 2,500 sq. ft. of thoughtfully designed living space, including a 2 bedroom, 2 bathroom LEGAL SUITE with a private entrance and separate mailbox, perfect for multigenerational living or short term rental opportunities. From the attractive covered front porch, you'll step into a bright main floor, featuring 10 foot ceilings and a practical layout. A main floor office just off the foyer provides a quiet workspace, while the open concept living room with a cozy fireplace flows into a stylish dining area and lastly the rear kitchen. The kitchen showcases white shaker cabinetry, striking tile backsplash, white granite countertops, a feature hood fan, built-in microwave, gas stove, and stainless steel appliances. A mudroom with additional storage space, as well as a convenient powder room complete the main level. Upstairs, you'll find 3 generously sized bedrooms, including a private primary suite with a walk-in closet and 4 piece ensuite. A second full 4 piece bathroom and an upper-floor laundry room add convenience and functionality. A bonus room offers the perfect family hangout or flex space. This home is full of natural light, thanks to its east-facing orientation, providing sunshine in



the morning and late afternoon. Enjoy the large back yard, complete with low-maintenance landscaping, durable composite deck, double detached garage, and rear parking pad for additional parking. Other highlights include A/C, vinyl plank flooring throughout, year round lake access. All this tucked away on a quiet low-traffic street, with close proximity to parks & transit bus stops. This Mahogany gem is one you wonâ€™t want to miss. Book your showing today!

Built in 2022

**Essential Information**

MLS® #	A2240466
Price	\$759,999
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	1,726
Acres	0.08
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	265 Masters Avenue Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2C1

**Amenities**

Amenities	Other
Parking Spaces	3

Parking	Double Garage Detached, Parking Pad
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, See Remarks, Separate Entrance, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Gas Stove, Microwave, Range Hood, Washer/Dryer, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air
Cooling	Central Air, Full
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### Exterior

Exterior Features	Lighting, Other, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Other, Private
Roof	Asphalt Shingle
Construction	Composite Siding, Stone
Foundation	Poured Concrete

### Additional Information

Date Listed	July 17th, 2025
Days on Market	1
Zoning	R-G
HOA Fees	600
HOA Fees Freq.	ANN

### Listing Details

Listing Office	eXp Realty
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