



GRASSROOTS
REALTY GROUP

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68 Masters Street SE
Calgary, Alberta

MLS # A2238032



\$814,900

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,268 sq.ft.	Age:	2017 (8 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Front Yard, Level, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		
Inclusions:	None		

Welcome to the Lifestyle You've Been Waiting For! This stunning, fully finished two-storey home in the award-winning lake community of Mahogany offers over 3,000 sq. ft. of stylish, functional living space—complete with central A/C and an unbeatable location just a short stroll from the Main Beach. From the moment you step inside, you'll fall in love with the bright, open-concept layout, oversized windows, and warm, natural light throughout. The chef-inspired kitchen is truly the heart of the home, featuring a striking grey-tone island with breakfast bar, quartz countertops, subway tile backsplash, stainless steel appliances, white shaker cabinetry, and a sleek chimney-style hood fan. Whether you're hosting a dinner party or enjoying a quiet night in, the spacious dining area and cozy living room provide the perfect backdrop. Upstairs, a smartly placed central bonus room offers separation and privacy between the two generous kids' bedrooms and the luxurious primary retreat. The primary suite is a showstopper—featuring tray ceilings, a custom-designed "dressing room style" double closet layout, and a gorgeous spa-inspired 5-piece ensuite with dual sinks, modern quartz counters, upgraded fixtures, a deep soaker tub, and a walk-in shower—everything you've dreamed of in a master retreat. A convenient upstairs laundry and a full 4-piece bathroom complete the upper level. The professionally finished basement offers even more flexible space, including a large rec room, home office or gym, third full bathroom, and plenty of storage. Step outside into your sunny backyard oasis—fully fenced, beautifully landscaped, and lined with mature trees for added privacy. It's the perfect spot for summer BBQs, entertaining guests, or letting the kids play. All this, just minutes from top-rated schools, shopping, restaurants, transit,

and, of course, exclusive access to Mahogany Lake and the beach. This is the one you’ve been waiting for—book your private showing today and experience the best of Mahogany living! OPEN HOUSE on Sunday Aug 3rd from 1 to 4 pm.