



GRASSROOTS
REALTY GROUP

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135 Masters Link SE
Calgary, Alberta

MLS # A2240711



\$724,900

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,802 sq.ft.	Age:	2016 (9 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscaping		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Wood Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: N/A

Immaculate, Upgraded Home in Mahogany – Over 2,500 Sq. Ft. of Developed Luxury! Discover this meticulously maintained home in the vibrant, family-friendly lake community of Mahogany—one of Calgary’s most desirable lake communities! With over 2,500 sq. ft. of professionally developed living space, this 4-bedroom, 3-bathroom fully air conditioned gem is packed with premium upgrades and thoughtful design throughout. From the moment you arrive, you’ll notice the zero-maintenance landscaping, including artificial turf in the front yard and a fully concrete backyard, perfect for relaxing or entertaining without the upkeep. Enjoy your morning coffee or evening unwind on the front porch or rear deck, both built with long-lasting Trex decking. The remote-controlled awning offers shade and includes a wind protection feature for added peace of mind. Step inside to find stunning engineered hardwood floors, elegant granite countertops, and full-height custom cabinetry that adds both style and storage to the open-concept kitchen. The kitchen is a chef’s dream with a gas stove and high-end stainless steel appliances, ideal for hosting or creating family meals with ease. The lighting has been upgraded throughout the home, highlighting each space with warmth and style. The fully developed basement expands your living space, ideal for a rec room, gym, guest suite, or media room—whatever suits your lifestyle. Comfort meets convenience with a tankless hot water system, providing endless hot water on demand. Your vehicles will stay warm year-round in the double car garage, which is heated and finished with epoxy flooring—a true standout feature. This home is absolutely loaded with upgrades—too many to list—and offers a move-in ready opportunity for discerning buyers. Don’t miss out on this

one-of-a-kind home in Mahogany! Schedule your private showing today and experience everything this exceptional property has to offer.