



**GRASSROOTS**  
REALTY GROUP

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**8048 Masters Boulevard SE**  
**Calgary, Alberta**

**MLS # A2264141**



**\$595,000**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,167 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Other		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Brick, Stucco
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Bar, Kitchen Island, Open Floorplan, Pantry, Quartz Counters

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-2M
<b>Utilities:</b>	-

**Inclusions:** N/A

Welcome to the award-winning lake community of Mahogany! Ideally located just steps from the Beach Club, this warm and inviting semi-detached home offers the perfect blend of comfort, style, and community living. This home is sure to impress with a desirable floor plan featuring an open concept design, 9' ceilings, wide plank laminate floors throughout the main level, and oversized windows that fill the space with natural light. The heart of the home is the upgraded kitchen, showcasing quartz countertops, modern cabinetry, and a layout designed for both everyday family meals and effortless entertaining. You'll also appreciate the comfort of central air conditioning and the convenience of a double detached garage, offering plenty of space for parking and storage. Upstairs, you'll find three spacious bedrooms, including a relaxing primary suite complete with a private ensuite and walk-in closet. A second full bathroom makes busy mornings effortless. The finished basement extends your living space with a fourth bedroom, three-piece bathroom, and a flexible rec area that can grow with your family — whether it's a playroom, home gym, or movie space. Steps from your doorstep, enjoy all that Mahogany has to offer: sandy beaches, swimming, skating, parks, pathways, and year-round activities for every age. This is where family memories are made — welcome home to Mahogany.