

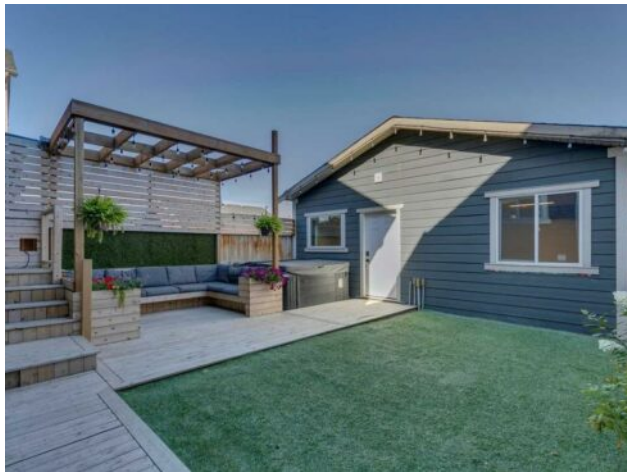


**GRASSROOTS**  
REALTY GROUP

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**144 Masters Link SE**  
**Calgary, Alberta**

**MLS # A2265840**



**\$649,900**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,578 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Double Vanity, Open Floorplan, See Remarks, Walk-In Closet(s)		

**Inclusions:** Cabinets in Garage, Garage Remotes(s), Mailbox Keys, String Lights in Backyard, Shelving in Flex Space, Mini Fridge in Basement

Welcome to this beautifully upgraded 2 storey detached home in the award-winning lake community of Mahogany! Offering over 2,300 sq. ft. of developed living space, this 4 BEDROOM, 4 BATHROOM home checks all the boxes for below \$650K! The main level features laminate flooring throughout (no carpet), a bright open layout, and a welcoming living room with a cozy fireplace. The kitchen is a chef's delight with STAINLESS STEEL APPLIANCES, GRANITE COUNTERS, pot lighting, and plenty of storage. Thoughtful design continues with custom benches, hooks, and cubbies at both the front and back entrances—perfect for organizing busy family life and a handy flex space—ideal for a home office. Upstairs, the primary retreat impresses with a walk-in closet behind a stylish barn door and a luxurious 5-piece ensuite with granite counters. Two additional bedrooms and a full bathroom complete the upper level. The NEWLY DEVELOPED BASEMENT expands your living space with a large rec room, home gym (or optional 4th bedroom), and another full bathroom. Enjoy year-round comfort with A/C already installed. Outside, the low-maintenance backyard features artificial grass, built-in benches, and a double detached garage that's drywalled, taped, and outfitted with cabinetry for all your storage needs. Located on a quiet street and just a short walk from the pond, this home offers the full Mahogany lifestyle—access to the beach club with gymnasium, outdoor rink, and lake activities, and a short drive from Mahogany School(K-5) and Divine Mercy School(K-6) as well as many stores and restaurants including Sobeys, Bro'Kin Yolk, Canadian Brewhouse, the Banquet and Village Ice Cream and easy access to Stoney Trail and Deerfoot Trail This one has it all—don't miss your chance to call Mahogany home!

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