



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**68 Masters Street SE**  
**Calgary, Alberta**

**MLS # A2270340**



**\$788,800**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,268 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Level, Low Maintenance Landscape		

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

**NEW PRICE!!!!** Beautiful, fully finished two-storey home in the award-winning lake community of Mahogany. This property offers central A/C, 4 bedrooms, a bonus room, and a bright open-concept main floor with oversized windows. The kitchen features a grey-tone island with breakfast bar, quartz countertops, subway tile backsplash, stainless steel appliances, white shaker cabinetry, and a chimney-style hood fan. The adjoining dining area and living room provide spacious, functional living. The upper level includes a centrally located bonus room, two secondary bedrooms, a full bathroom, and a generous primary suite with tray ceilings, a custom double-closet layout, and a 5-piece ensuite with dual sinks, quartz counters, a soaker tub, and a walk-in shower. Upper-floor laundry adds convenience. The professionally finished basement offers a large rec room, office/gym space, a third full bathroom, and ample storage. The sunny, landscaped backyard is fully fenced and surrounded by mature trees for added privacy. Permanent GoBright exterior lighting provides year-round functionality. Located close to schools, shopping, restaurants, transit, and offering lake and beach access. **OPEN HOUSE on SATURDAY & SUNDAY Dec 20 & 21 from 11 am to 1 pm.**