



GRASSROOTS
REALTY GROUP

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95 Masters Link SE
Calgary, Alberta

MLS # A2272445



\$614,900

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,631 sq.ft.	Age:	2016 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Rectangular Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Composite Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: TV Wall Mounts, Alarm System, Solar Panels

Welcome to Lake Living – where Mahogany's award-winning lake lifestyle meets modern, energy-efficient living. This beautifully maintained Jayman-built home showcases the popular “Sonata” floor plan with 3 bedrooms, a detached double garage, and bright, elevated design just steps from the Mahogany Beach Club. The moment you step inside, the home feels open and spacious with soaring 11-foot ceilings and oversized windows filling the living area with natural light. Wide vinyl plank flooring guides you through the main level, from the welcoming living room up to the elevated dining area, thoughtfully separated by a sleek glass railing. The kitchen blends style and function with its waterfall-edge quartz countertops, generous cabinetry, breakfast bar, and full stainless steel appliance package. Upstairs, the primary suite offers a relaxing retreat with a four-piece ensuite and a walk-in closet. Two additional well-sized bedrooms, another full bathroom and upstairs laundry complete the upper level. The basement includes a builder developed family room with bar and space for movie nights. Additionally the remainder of basement level offers overheight crawlspace for ample storage. The home's commitment to comfort and sustainability continues with features like an HRV system, tankless on-demand hot water, and built-in solar panels, helping reduce energy costs while lowering your environmental footprint. The outdoor living space is perfect for enjoying warm summer days, with a deck and patio for relaxing or entertaining, and convenient access to the detached two-car garage. Beyond the home itself, living in Mahogany—Calgary's premier four-season lake community—offers a lifestyle unlike any other. Residents enjoy year-round access to two pristine beaches, swimming, paddleboarding, kayaking, and fishing in

the warmer months, along with skating, fire pits, and festive winter events. The Mahogany Beach Club hosts activities for all ages and fosters a strong sense of community. Endless pathways, scenic wetlands, vibrant local shops, award-winning restaurants, parks, and nearby schools make Mahogany not just a neighbourhood, but a true destination. Perfectly located near the Main Beach and close to exciting upcoming amenities, this home offers the full Mahogany experience. Discover exceptional lake living and modern comfort...Dont wait long on this one!