



GRASSROOTS
REALTY GROUP

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104 Masters Link SE
Calgary, Alberta

MLS # A2275519



\$650,000

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,522 sq.ft.	Age:	2016 (10 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, See Remarks, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Tankless Hot Water, Walk-In Closet(s)		

Inclusions: N/A

Lake Privileges in Mahogany! This "like new" two-storey Jayman-built home offers over 2,270 sq. ft. of renovated living space. The exterior features new sod and a new fence with two new gates. Inside, discover new quartz countertops throughout the kitchen and all bathrooms, complemented by new sinks, soap dispenser, and stainless steel appliances (brand new stove - never used)! The kitchen is further upgraded with high-end fixtures and a Kinetico water filtration system. The main floor shines with new luxury wide-vinyl plank flooring and designer lighting, including colour-changing disc lights. Brand new "luxury ivory wedlock" carpets throughout with upgraded thick underlay! Upstairs, the primary suite includes a private ensuite, plus two additional spacious bedrooms and a 4 piece bathroom. The entire home has been freshly repainted, including all baseboards and railings. The fully finished "warm" basement features a fourth bedroom or office, a large recreation area perfect for a home theatre, and another four piece bathroom. Technical highlights include a tankless hot water system, a high-efficiency furnace (recently serviced and ducts cleaned), triple-pane low-E windows, and solar panel rough-ins. Enjoy Hunter Douglas blinds and the peace of mind of a non smoking home that has been meticulously maintained, having never housed children or pets and just deep-cleaned for its next owners. This zero-lot-line property also includes an oversized deck, an oversized double detached garage, and a back alley approved for paving. Perfectly situated on a quiet, family-friendly street, you are within walking distance of schools, wetlands, and shopping. Commuting is effortless with Deerfoot and Stoney Trail just 10 minutes away, plus close proximity to the world's largest YMCA and South Health Campus Hospital. Best of

all, enjoy full access to Mahogany's famous 63-acre lake and Beach Club. From summer swimming and kayaking to winter skating and hockey, this community offers year-round sports, gymnasium access, and family-friendly activities and entertainment. This pristine property truly shows like a model home!