



**GRASSROOTS**  
REALTY GROUP

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**577 Masters Road SE**  
**Calgary, Alberta**

**MLS # A2278769**



**\$728,500**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,608 sq.ft.	<b>Age:</b>	2020 (6 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Rectangula		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle, Other	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Other, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	Shed, Wall mounts, Attached shelving in bedrooms		

Welcome to this exceptional, fully finished home in the highly sought after lake community of Mahogany. Thoughtfully upgraded and meticulously maintained, this south facing home offers air conditioning, an oversized double detached garage, solar panels and over 2,200 square feet of developed living space; making it truly move in ready! The main floor features an inviting open concept layout with a spacious living room that flows seamlessly into the dining area and kitchen; ideal for both everyday living and entertaining. The kitchen is well appointed with quartz countertops, a full stainless steel appliance package with gas stove, an abundance of cabinetry, a pantry and stunning subway tile. A convenient two piece bathroom and a functional mudroom complete the main floor, adding to the home's thoughtful and practical design. Upstairs, the primary suite offers a walk in closet and a private ensuite complete with dual vanities and an oversized shower. Two additional bedrooms, a full four piece bathroom and a convenient upper level laundry room provide excellent functionality for families and guests. The fully developed basement, complete with a separate side entry, expands the living space and includes a fourth bedroom, a full bathroom, a recreation room and additional storage. Step outside to enjoy the private, sun drenched south facing backyard, featuring low maintenance stamped concrete, a storage shed and an oversized double detached garage. Recent upgrades include Gemstone exterior lighting, central air conditioning for year round comfort and solar panels. Located just steps from Mahogany Lake, residents enjoy exclusive access to swimming, paddle boarding, skating, and year round community events. This is a rare opportunity to own a turn key home in one of Calgary's most desirable lake communities; offering not just a home, but a true

lifestyle.