



GRASSROOTS
REALTY GROUP

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84 Masters Heights SE Calgary, Alberta

MLS # A2278807



\$599,999

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,430 sq.ft.	Age:	2017 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Central	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: Garden Shed

Welcome to this beautifully maintained two-storey home tucked away in the sought after lake community of Mahogany Step inside to a stylish open-concept main floor that instantly welcomes you. The spacious living area is filled with natural light through large windows that highlight the home's clean lines and modern finishes. The seamless flow between the living, dining, and kitchen areas makes this the perfect space for entertaining guests or spending quiet evenings with family. The kitchen is a true centrepiece featuring sleek cabinetry, double pantry closets, stainless steel appliances (with a gas stove!), and quartz counters with a large central island. A convenient rear mudroom leads to the backyard, keeping everyday living organized and effortless. Upstairs, you'll find three bedrooms, each designed with comfort in mind. The primary suite is separated from the other rooms and offers a peaceful retreat with a spacious walk-in closet and a private ensuite. Completing the level are two additional bedrooms, a full 4-piece bathroom, and upstairs laundry with a brand new washer/dryer. The undeveloped basement with bathroom rough-in offers incredible potential to expand your living space, whether you envision a cozy family room, gym, or a fourth bedroom, the possibilities are endless. Step outside to a beautifully landscaped, south-facing backyard that's fully fenced for privacy and perfect for sunny afternoons or evening gatherings. There's ample room for outdoor dining, gardening, or playtime, and the detached double garage provides both convenience and extra storage. Living in Mahogany means being part of a dynamic, amenity-rich community. Enjoy walking along the scenic wetlands, exclusive access to Calgary's largest freshwater lake, with sandy beaches, swimming areas, and year-round

recreation. The Mahogany Beach Club offers tennis and pickleball courts, playgrounds, skating in the winter, and countless community events. Nearby, you’ll find everything for your weekly routine, including getting groceries, bustling restaurants, charming cafés, and excellent schools, all within walking or biking distance.