



GRASSROOTS
REALTY GROUP

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87 Masters Square SE
Calgary, Alberta

MLS # A2279772



\$579,900

Division:	Mahogany		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,480 sq.ft.	Age:	2017 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Landscaped, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Chandelier, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: Deep Freezer in the Basement, Outdoor Shed

Positioned on a coveted corner lot directly across from green space, a picnic area, and a playground, this beautifully designed Mahogany home offers an elevated lake community lifestyle with comfort and functionality at its core. Oversized windows flood the open main level with natural light, highlighting durable LVP flooring, designer lighting, and a layout built for both daily living and entertaining. A front-facing dining area captures peaceful park views, while the kitchen features quartz countertops, stainless steel appliances, timeless subway tile, and a large breakfast bar island ideal for casual meals and gatherings. The living room overlooks the sunny west-facing yard through corner windows, creating a relaxed space for evenings at home. A conveniently located powder room near the rear entry adds everyday practicality. Upstairs, the primary retreat feels private and calm with corner windows, a walk-in closet, and a stylish 3-piece ensuite. Two additional well-sized bedrooms share a 4-piece bathroom, and upper-level laundry provides added convenience. Outdoor living shines in the west-facing backyard with a spacious 20x20 deck complete with pergola and privacy screens, offering both sun and shade for entertaining or relaxing. A gas line for the barbecue, a grassy play space, a double detached garage with 60-amp service, and a storage shed complete the yard. Central air conditioning ensures summer comfort, while the undeveloped basement offers excellent future potential. Located in the heart of Mahogany, Calgary's premier four-season lake community, residents enjoy walking access to the main beach, the residents-only Beach Club, and over 20 acres of beaches, wetlands, and pathways, with shops, restaurants, schools, parks, and playgrounds all thoughtfully integrated nearby for a connected and active lifestyle.

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