



**28 Masters Link SE  
Calgary, Alberta**

**MLS # A2297526**



**\$689,000**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,808 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached, Garage Door Opener, Oversized		
<b>Lot Size:</b>	0.01 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Level, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cement Fiber Board, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Central Vacuum, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Storage		
<b>Inclusions:</b>	N/A		

Welcome to Mahogany—one of Calgary’s most sought-after lake communities, where lifestyle and convenience come together seamlessly. This beautifully maintained 1,808 sq. ft. two-storey home offers four bedrooms and three full bathrooms, soaring 9’ ceilings on the main floor and the basement! Thoughtfully designed for both everyday living and flexibility. From the moment you step inside, the attention to detail is clear, enhanced by an abundance of windows that flood the home with natural light, creating a bright and inviting atmosphere throughout. The open-concept main floor features a spacious living area with a striking feature wall, flowing effortlessly into a well-appointed kitchen complete with high-end stainless steel appliances, including Miele and Frigidaire Professional, granite countertops throughout, a large pantry, and a functional mudroom. A main floor bedroom with a full bathroom just steps away provides an ideal setup for guests, a home office, or a private space for a growing family member. Upstairs, the primary retreat includes a generous walk-in closet and a beautiful four-piece ensuite bathroom, along with two additional spacious bedrooms and another communal four piece bathroom. You’ll appreciate the striking granite countertops throughout the home. There is a very convenient upper-floor laundry room—featuring brand new, never-used washer and dryer—adds everyday ease, while a versatile bonus nook offers the perfect space for a study area or home office. Quality upgrades are evident throughout, including maple hardwood flooring, with tile at the entrances, bathrooms, and laundry room, high-quality carpeting, upgraded railings, central air conditioning, central vacuum with attachments, and a water softener. The exterior is equally impressive, finished in durable cement fibre Hardie board siding with brick

accents, offering long-term resilience and peace of mind. Step outside to enjoy a low-maintenance sunny backyard featuring a gas line on the deck, an interlocking stone patio, and access to a double oversized garage. Gemstone lighting enhances the home's curb appeal, creating a polished, show-home presence day or night. The basement is ready for your vision, already roughed-in for two future bathroom spaces. Living in Mahogany means enjoying year-round lake access, from summer beach days to winter skating, along with an abundance of nearby shops, restaurants, cafés, and everyday amenities—all within walking distance. This is a home that truly shows like new and has been upgraded with care throughout. A fantastic opportunity to own in one of Calgary's premier communities. Book your Showing today!