



**88 Masters Way SE  
Calgary, Alberta**

**MLS # A2300398**



**\$1,050,000**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,077 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Door Opener		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Close to Clubhouse, Garden, Landscaped, Level, No Back Lane, S		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Sound

**Inclusions:** Storage Shed, Central Audio Amplifier, Natural Gas BBQ

Exceptional 3077 sq. ft. 4-bedroom home in the award-winning lake community of Mahogany offering rare semi-private gate access just a 5-minute walk to the Main Mahogany Beach Club, 63-acre lake and extensive beachfront. This is a premier Mahogany location with tennis and pickleball courts and a dedicated skating rink directly across the street, plus basketball, playgrounds and the beach house all just steps away. The home features a spacious open-concept main floor with bright breakfast area, dedicated office and a well-appointed kitchen with large island ideal for entertaining. Functional mudroom with custom bench and walk-in cloakroom adds everyday practicality. Upstairs, a striking spiral staircase leads to a generous family/TV room. The primary bedroom offers a comfortable retreat while two west-facing bedrooms capture beautiful sunset views. Built-in speakers throughout the main floor, patio and upper ensuite enhance the living experience. Oversized double garage with high ceilings and epoxy finished flooring provides excellent storage or workspace potential. The walkout basement is undeveloped and ready for future customization, ideal for additional living space or income potential. Enjoy an east-facing backyard with sunrise views, plus a landscaped front yard with artificial turf, stone patio and raised flower bed. Located close to Mahogany wetlands, pathways, shopping and dining, and minutes from multiple gyms, golf courses and Calgary's largest YMCA, this home combines space, functionality and one of the most desirable amenity-rich locations in Mahogany.