



**156 Masters Rise SE  
Calgary, Alberta**

**MLS # A2302160**



**\$849,900**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,134 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Irregular Lot		

<b>Heating:</b>	Fireplace(s), Forced Air	<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>	Stone, Stucco	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Pantry, Quartz Counters, See Remarks, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to this meticulously maintained, like-new home in the highly sought-after lake community of Mahogany. Offering exceptional comfort, thoughtful upgrades, and a functional family-friendly layout, this home is move-in ready and sure to impress. The main floor showcases a bright and airy open-concept design, enhanced by extra windows in the dining nook that flood the space with natural light. The elegant kitchen features quartz countertops, off-white shaker cabinetry, an upgraded backsplash, and stainless steel appliances including a gas stove—perfect for both everyday living and entertaining. The kitchen also features an 8-stage filtration reverse osmosis Waterdrop undersink filter. The kitchen also features a new (2026) custom-built walk-through butler’s pantry. A brand new (2026) custom mudroom was also completed to provide even more function and organization for the family. Just off the kitchen, a versatile office nook provides the ideal space for working from home, helping with homework, or staying organized while keeping an eye on the family room. Upgraded hardwood flooring adds warmth and sophistication throughout the main level. Upstairs, you’ll find a thoughtfully designed layout with a spacious bonus room separating the primary retreat from the two additional bedrooms—offering both privacy and functionality. The bonus room has two pocket doors which allow the space to be used as a guest space. The primary suite features a luxurious 5-piece ensuite, while the convenient upper-floor laundry room includes extra storage space. The brand new, professionally finished basement expands your living space with a large recreation area, an additional bedroom with a large walk-in closet, a stylish 3-piece bathroom, and a roughed-in wet bar—perfect for future entertaining or multi-generational living. Additional

features include central air conditioning for year-round comfort, upgraded lighting, a water softener, HRV system, and a built-in sprinkler system for easy lawn care. The yard also includes a large shed convenient for all your landscaping needs. Step outside to enjoy a generously sized yard and a spacious deck—ideal for summer gatherings. Your backyard retreat also features 8 columnar birch trees, a Japanese lilac tree, a hot wing maple tree, 2 large huckleberry bushes and multiple white and red raspberry bushes. Location is everything, and this home delivers. Enjoy being just a short walk to multiple playgrounds (2 minutes to the Red Playground, 4 minutes to the Blue Playground), scenic ponds, and pathways. Families will appreciate the safe, convenient access to nearby schools—just a 15-minute walk or 5-minute bike ride with no road crossings. The Mahogany Lake and Beach Club are only a 10-minute walk away, offering year-round activities for all ages. This is your opportunity to enjoy the best of lake community living—don't miss it!