



**7968 Masters Boulevard SE
Calgary, Alberta**

MLS # A2149041



\$769,900

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,103 sq.ft.	Age:	2015 (9 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Close to Clubhouse		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	TV brackets		

Open House Sept 1, 2-4:30pm...Experience the epitome of luxury living in this stunning REAR ATTACHED GARAGE home located in the heart of Mahogany. Boasting nearly 3000 sqft of fully developed living space on three levels, this rare gem is just a stone's throw away from the main beach, offering endless lake activities right at your doorstep. The main floor welcomes you with Pinterest-inspired decor, featuring shiplap feature walls, designer tile, and lighting, all beautifully complemented by laminate flooring. The spacious living room, centered around a cozy fireplace, flows seamlessly into a spacious dining area ideal for family gatherings. The gourmet kitchen is a chef's dream, complete with a large island, ample counter space, white shaker-style cabinetry, stone countertops, and a stainless steel appliance package. Island counter seating for four or more makes it perfect for casual meals, morning coffee, and entertaining guests. Thoughtful design elements include a rear mudroom leading to the oversized attached garage and sliding doors that open to a charming courtyard and side yard, creating an inviting outdoor living space. The home's curb appeal is enhanced by a charming front veranda, making a great first impression. The upper level houses three generous bedrooms, including a luxurious primary suite with a 5-piece ensuite bathroom. An additional 4-piece bathroom caters to kids and guests, and the upper-level laundry, featuring vinyl plank flooring, adds a touch of convenience. An upper level versatile flex/bonus room offers the potential for a fourth bedroom if needed. The fully developed lower level features a family room, another bedroom, a 4-piece bath, and additional flex space, providing endless possibilities for customization. Embrace the Mahogany lifestyle with swimming, paddle boarding, and more during the warm summer

months, and enjoy ice skating and winter activities when the temperature drops. This exceptional property offers a unique opportunity to experience the best of lake living in one of Calgary's most sought-after communities. Mahogany offers easy commuting options, transportation, schools, and close proximity to local shopping at Seton, 130th Ave, and more locally in Mahogany Village. The Brookfield YMCA and Seton South Health Campus Hospital aren't far either. Schedule your private viewing today and make this dream home yours! Quick possession for buyers is possible!