



GRASSROOTS
REALTY GROUP

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72 Masters Link SE
Calgary, Alberta

MLS # A2191310



\$684,900

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,653 sq.ft.	Age:	2016 (9 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Stone Counters, Walk-In Closet(s)		

Inclusions: Light Fixtures and Window Coverings

Stunning 4-Bedroom Family Home on one of the best streets in Mahogany! — This sought-after design offers over 2,300 square feet of thoughtfully designed living space across three beautifully finished levels. From the moment you arrive, the charming HARDY BOARD siding enhances the home's curb appeal and durability. Step inside and be greeted by soaring 12' ceilings and expansive windows that flood the main living area with natural light. Just a few steps up, you'll find the heart of the home—a spacious and inviting open-concept design perfect for family gatherings. The gourmet kitchen boasts upgraded ceiling-height cabinetry with crown moldings, pot and pan drawers, sleek stainless steel appliances, and an oversized stone peninsula island that doubles as a breakfast bar. Elegant glass railings seamlessly connect the dining area to the lower-level great room, creating a modern and sophisticated ambiance. Throughout the main floor, luxury vinyl plank flooring adds both style and durability. The second floor is equally impressive, offering three generously sized bedrooms, including a beautiful primary suite with a walk-in closet and a luxurious ensuite with quartz countertops. A convenient laundry room and a well-appointed main bathroom complete this level. The fully developed lower level was professionally completed by the builder (with permits) to match the quality of the upper floors. This bright and spacious area features over-height ceilings (almost 12 feet), a large daylight window, a bonus/family room, a well-sized fourth bedroom, and another full bathroom. Step outside to a low-maintenance backyard, complete with an elevated deck, to allow for storage below, a stone patio, and a double garage, also professionally developed. This home is located on a fantastic, family friendly and fully developed street in one of

Calgary’s most sought-after communities, offering year-round activities, stunning pathways, parks, and countless amenities. This is a rare opportunity to own a gorgeous home in a truly unbeatable location. Book your private showing today!