



**GRASSROOTS**  
REALTY GROUP

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**131 Masters Street SE**  
**Calgary, Alberta**

**MLS # A2200710**



**\$609,900**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,499 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** N/A

**HUGE PRICE REDUCTION!** Beautiful Detached Home in Mahogany with 4 BEDROOMS AND DOUBLE DETACHED GARAGE & Lake Living & Modern Comfort! Welcome to Mahogany, one of Calgary's most sought-after lake communities, offering a vibrant lifestyle and top-tier amenities. This stunning detached home with a total finished area of 2,099.5 square feet is perfect for families, featuring a thoughtfully designed layout and modern finishes throughout. Step inside to a bright and open main floor, where the spacious living room, dining area, and stylish kitchen come together seamlessly—ideal for everyday living and entertaining. The kitchen boasts ample cabinetry, sleek countertops, and quality appliances, while a convenient powder room completes the main level. Upstairs, you'll find three generous bedrooms, including a primary bedroom with a walk-in closet and private ensuite bath. A 4-piece main bathroom and laundry room add convenience to this well-planned upper level. The fully finished basement expands your living space with an additional bedroom featuring a walk-in closet, a 3-piece bathroom, and a versatile flex room, perfect for a home office, gym, or recreation area. Outside, enjoy your spacious deck and private backyard, ideal for summer BBQs and family gatherings. Plus, the double detached garage with back lane access provides secure parking and extra storage + A/C. Living in Mahogany means exclusive lake access, sandy beaches, scenic walking paths, parks, and playgrounds. The community is also home to top-rated schools, shopping, dining, and easy access to major roadways, ensuring convenience at every turn. Don't miss your chance to own in this award-winning, family-friendly community—book your showing today!

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