



GRASSROOTS
REALTY GROUP

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40 Masters Link SE
Calgary, Alberta

MLS # A2206268



\$679,999

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,435 sq.ft.	Age:	2016 (9 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	See Remarks	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Granite Counters, No Animal Home, No Smoking Home		

Inclusions: Shelving in basement, all blinds

Welcome to this beautifully maintained 4-bedroom, 3.5-bathroom home in the heart of Mahogany — where sophisticated design, thoughtful upgrades, and true pride of ownership come together to offer an exceptional lifestyle in one of Calgary's most coveted lake communities. Lovingly maintained by its original owner, this home has only ever been gently lived in and never used as a full time primary residence, leaving it in remarkably pristine condition. From top to bottom, it exudes warmth, quality, and a sense of being genuinely well cared for. Step inside to a bright, airy main floor where the open-concept layout is perfectly complimented by natural light streaming through oversized windows and a striking open-to-below design. Rich dark oak hardwood flooring adds timeless charm and elegance, while premium Hunter Douglas blinds and central air conditioning ensure year-round comfort and luxury. At the heart of the home lies the beautifully upgraded kitchen — a space that's both stylish and functional. Featuring a large functional central island, / breakfast bar, upgraded, extended cabinetry, and modern lighting, it's ideal for preparing meals, hosting guests, or enjoying quiet mornings. A sunny and spacious dining nook completes the space, offering the perfect spot for casual family dinners or more formal gatherings. Upstairs, the primary suite is a peaceful retreat, featuring a private 3-piece ensuite, and walk-in closet, with soft natural light. Two additional bedrooms and a full 4-piece bathroom offer flexibility for growing families, guests, or working from home -all with the same care and attention to detail. The fully finished basement is a true bonus — light, bright, and designed for entertaining or simply unwinding. With a generous recreation room, a built-in bar area, a fourth bedroom, and a full bathroom, it's the perfect

space for movie nights, game days, or welcoming visitors. A dedicated laundry room and large storage area completes this space. Outside, enjoy summer days and peaceful evenings on the low-maintenance deck, perfect for BBQs, relaxing in the sun, or hosting friends and family. The drywalled double detached garage offers secure parking, storage, and truly completes the property. All of this is located in the award-winning lake community of Mahogany, where residents enjoy exclusive access to the private lake, beaches, paddleboarding, kayaking, and year-round activities. With scenic walking trails, vibrant parks, excellent schools, restaurants, shops, and more just minutes away, this community offers the best of both convenience and lifestyle. Whether you're looking for your first home, a stylish move-up, or a meticulously maintained retreat with every upgrade — this is the one. Homes like this, so well appointed yet so gently used, are truly a rare find. Don't miss your chance — book your private showing today and experience the lifestyle, luxury, and charm of this Mahogany gem for yourself.