



**GRASSROOTS**  
REALTY GROUP

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**236 Masters Avenue SE**  
**Calgary, Alberta**

**MLS # A2210586**



**\$609,900**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,188 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, On Street, Parking Pad		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Close to Clubhouse, Front Yard, Interior Lot, Landscap		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-2M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Walk-In Closet(s)		

**Inclusions:** TV Mount(s), Storage Shed, BBQ. \*\*Ask Agent for a list of negotiable Furniture\*\*

Welcome to this beautifully maintained and tastefully upgraded, fully finished semi-detached home located in the heart of Mahogany, one of Calgary's premier lake communities. Just steps from the Mahogany Beach Club and the tranquil wetlands, this home offers the perfect blend of lifestyle, luxury, and location. Step inside to discover a thoughtfully designed and open-concept floor plan, ideal for modern living. The living area has been elevated with a newer electric fireplace framed by custom wood shelving, adding warmth and character to the space. The upgraded kitchen is a true showstopper, featuring stunning quartz countertops, a classic subway tile backsplash and full-height shaker cabinets that extend to create a built-in pantry. High-end Kitchen aid appliances, including a gas range and a sleek range hood, cater to any home chef's dream. The large central island provides ample prep space and seating, making it the perfect hub for entertaining. Recessed lighting throughout the main floor enhances the ambiance and highlights the home's clean, modern finishes. Upstairs, you'll find two generously sized bedrooms, each offering walk-in closets and private en-suites, ensuring comfort and privacy for all occupants, while also functioning well for roommates, guests or older children. The newly finished basement expands your living space significantly, featuring a third bedroom, a stylish 3-piece bathroom and a spacious family or recreation area. A dedicated laundry space complete with upper cabinetry adds convenience and extra storage. Set on a massive, beautifully landscaped lot, the backyard is your own private oasis. Enjoy summer evenings on the private deck, thoughtfully equipped with a privacy screen, creating the perfect spot for relaxation or entertaining. The oversized parking pad offers room for multiple vehicles and is

ready to accommodate a future garage if desired. Located just half a block from a future school site and within easy walking distance to established schools, parks, playgrounds, Mahogany Beach Club and local amenities, this home is perfect for families. Enjoy a morning walk to the Mahogany wetlands or spend the afternoon paddle boarding at Mahogany Lake&mdash;the lifestyle here is truly second to none.