



**88 Masters Way SE
Calgary, Alberta**

MLS # A2300398



\$1,050,000

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,077 sq.ft.	Age:	2016 (10 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Close to Clubhouse, Garden, Landscaped, Level, No Back Lane, S		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Sound

Inclusions: Storage Shed, Central Audio Amplifier, Natural Gas BBQ

Exceptional 3077 sq. ft. 4-bedroom home in the award-winning lake community of Mahogany offering rare semi-private gate access just a 5-minute walk to the Main Mahogany Beach Club, 63-acre lake and extensive beachfront. This is a premier Mahogany location with tennis and pickleball courts and a dedicated skating rink directly across the street, plus basketball, playgrounds and the beach house all just steps away. The home features a spacious open-concept main floor with bright breakfast area, dedicated office and a well-appointed kitchen with large island ideal for entertaining. Functional mudroom with custom bench and walk-in cloakroom adds everyday practicality. Upstairs, a striking spiral staircase leads to a generous family/TV room. The primary bedroom offers a comfortable retreat while two west-facing bedrooms capture beautiful sunset views. Smart lighting throughout and built-in speakers on the main floor, patio and upper ensuite enhance the living experience. Oversized double garage with high ceilings and epoxy finished flooring provides excellent storage or workspace potential. The walkout basement is undeveloped and ready for future customization, ideal for additional living space or income potential. Enjoy an east-facing backyard with sunrise views, plus a landscaped front yard with artificial turf, stone patio and raised flower bed. Located close to Mahogany wetlands, pathways, shopping and dining, and minutes from multiple gyms, golf courses and Calgary's largest YMCA, this home combines space, functionality and one of the most desirable amenity-rich locations in Mahogany.