



GRASSROOTS
REALTY GROUP

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7 Masters Square SE Calgary, Alberta

MLS # A2312486



\$579,900

Division:	Mahogany		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,471 sq.ft.	Age:	2017 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Oversized		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Built-in Features, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting		

Inclusions: TV MOUNT

Welcome to the award-winning lake community of Mahogany — where four-season living, incredible amenities, and an unmatched lifestyle come together in one of Calgary's most sought-after neighborhoods. Whether you're a first-time buyer, savvy investor, or looking for a home with future income potential, this beautifully upgraded semi-detached property checks all the boxes. Perfectly positioned on a landscaped CORNER LOT just steps from Mahogany's stunning wetlands, pathways, parks, and the main lake entrance, this home offers an exceptional blend of functionality, style, and long-term versatility. Enjoy year-round lake access with sandy beaches, swimming, paddle boarding, skating, hockey, fishing, community events, and endless outdoor recreation — all while being minutes from the restaurants, shopping, amenities, and South Health Campus in nearby Seton. Inside, you're welcomed by soaring 9' ceilings, oversized windows, and a bright open-concept layout designed for modern living. The chef-inspired kitchen features quartz countertops, upgraded stainless steel appliances, a waterline to the fridge, stylish white cabinetry, and beautiful laminate flooring throughout the main level. Functional upgrades include CENTRAL AIR CONDITIONING, a spacious pantry, added storage, and a thoughtfully designed mudroom with built-in lockers. Upstairs offers an ideal family-friendly layout with THREE spacious bedrooms, each complete with generous closet space and access to beautifully finished bathrooms, including multiple ensuite-style 3-piece baths, plus an additional full 4-piece bathroom and convenient upper-floor laundry. One of the standout features of this property is the incredible future potential offered by the corner lot configuration. The basement is already roughed-in for a future bathroom with a 3-piece bathroom

rough-in and second laundry setup, creating an ideal opportunity for potential suite development (subject to city approval). The corner lot layout provides a unique advantage with the ability to create a separate exterior yard space and additional parking access — a highly desirable setup for multigenerational living or future rental income opportunities. Outside, the oversized DOUBLE DETACHED GARAGE comfortably fits two vehicles while still offering an abundance of additional storage space — perfect for bikes, tools, seasonal storage, or a workshop setup. The generous yard space offers endless possibilities for entertaining, relaxing, or enjoying summer evenings after a day at the lake. This is an incredible opportunity to own a move-in ready home with upgrades, flexibility, and investment potential in one of Calgary's premier lake communities.