



**GRASSROOTS**

REALTY GROUP

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**123 Masters Rise SE**  
**Calgary, Alberta**

**MLS # A2315889**



**\$819,900**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,403 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Front Drive		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscap		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		
<b>Inclusions:</b>	none		

**OPEN HOUSE on SUNDAY June 14 from 2 to 3:30 PM**

Solar-Powered Efficiency & South-Facing Backyard & Walking Distance to the Beach Club This beautifully upgraded two-storey residence is ideally located on a quiet, family-friendly street, just steps from neighbourhood parks and within walking distance to the Main Beach Club. Offering a sophisticated blend of style, comfort, and efficiency, this home delivers an exceptional Mahogany lifestyle. The main floor features a bright, open-concept layout with seamless tile and laminate flooring that enhances both durability and design. A striking custom reclaimed wood feature wall adds warmth and character to the living space, while the adjacent dining area provides an elegant setting for entertaining. The chef-inspired kitchen is beautifully appointed with granite countertops, a large central island, gas cooktop, and a new premium stainless-steel smart fridge, dishwasher. Upstairs, discover a private and tranquil retreat. The spacious primary suite showcases vaulted ceilings and a spa-inspired ensuite complete with dual sinks, a deep soaker tub, separate shower, and a custom walk-in closet. Two additional bedrooms, a full four-piece bathroom, a versatile bonus room, and upper-level laundry complete this thoughtfully designed upper floor. This home is engineered for modern living, featuring a fully integrated solar panel system for enhanced energy efficiency, along with central air conditioning, a high-efficiency furnace, and a new 50 gallon hot water tank. The outdoor space is designed for effortless enjoyment, offering a sun-filled south-facing backyard with a spacious deck, custom pergola, and lower patio. Low-maintenance artificial turf in both front and back yards ensures year-round curb appeal with minimal upkeep. The

unfinished basement, already roughed-in for plumbing, offers excellent potential for future development tailored to your needs. Residents of Mahogany enjoy exclusive lake access and year-round recreation including beaches, skating, fishing, boating, and scenic walking paths. A rare opportunity to own a thoughtfully upgraded home that perfectly balances luxury, efficiency, and vibrant community living.