



**GRASSROOTS**  
REALTY GROUP

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**23 Masters Heights SE  
Calgary, Alberta**

**MLS # A2319743**



**\$639,900**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,568 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Rectangular Lot, Street Lighting, Zero L		

<b>Heating:</b>	Forced Air, Natural Gas	<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>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

**Inclusions:** N/A

Lakeside Living in Mahogany—Style, Function, and an Incredible Location! Welcome to this beautifully designed 4-bedroom, 3.5-bathroom home in the award-winning lake community of Mahogany. The floor plan offers a thoughtful layout, stylish finishes, a fully finished basement, and a double detached garage all within walking distance to Mahogany’s incredible amenities, wetlands, schools, parks, and lake lifestyle. The main floor welcomes you with laminate flooring throughout and a bright front living room anchored by a large front window that fills the space with natural light. A geometric feature wall with a wood border adds warmth, character, and a great focal point for the room. As you move through the home, a small pocket office on the way up the stairs provides a smart and convenient workspace, perfect for quick emails, homework, or working from home. At the back of the home, the layout opens into a central dining area with a transom window that adds extra natural light while maintaining privacy. The rear kitchen offers a rich, elevated feel with extended dark brown cabinetry to the ceiling, quartz countertops, stainless steel appliances, and a mini vertically laid mosaic backsplash. The sink is perfectly positioned beneath a large window overlooking the west-facing backyard, making the kitchen both functional and inviting. A rear hall closet and 2-piece bathroom complete the main level. Upstairs, the railing detail halfway up the stairs adds an open feel before transitioning to the carpeted upper level. The layout features two bedrooms at the back of the home, a spacious front primary retreat, a 4-piece main bathroom, and convenient upper-floor laundry in the hallway. The primary bedroom offers a walk-in closet with built-in organizers and a well-appointed 5-piece ensuite featuring granite counters, a standalone shower, and a

soaker tub with subway tile surround. The basement is been fully finished and provides excellent additional living space for a growing family, guests, or hobbies. At the bottom of the stairs, you'll find a comfortable rec room, while down the hall toward the back of the home there is a modern 3-piece bathroom, a 4th bedroom, a smart tech area, and a added flex space perfect for the treadmill or as a yoga space. The basement features vinyl plank flooring throughout, with hardwood-style tile in the bathroom. Outside, the west-facing backyard offers a cedar deck with composite flooring, wired railing and a privacy wall, creating a great spot to enjoy summer evenings. And don't worry, the central A/C will keep you cool all summer long. The double detached garage provides secure parking and added storage, while solar panels on both the house and garage offer an energy-efficient bonus that can help reduce utility costs and support a more sustainable lifestyle. Living in Mahogany is about more than just the home—it's about the lifestyle.