



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**8141 Masters Boulevard SE
Calgary, Alberta**

MLS # A2326390



\$660,000

Division:	Mahogany		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,309 sq.ft.	Age:	2017 (9 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, City Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Smoking Home, Open Floorplan		

Inclusions: NONE

****Family Living Meets Lakeside Luxury in Mahogany!**** Welcome to this beautifully maintained 1,304 sq. ft. duplex in one of Calgary's most sought-after lake communities, perfectly positioned just an 8-MINUTE WALK TO MAHOGANY BEACH CLUB. Enjoy exclusive access to sandy beaches, swimming, paddleboarding, skating, parks, playgrounds, and year-round recreation, all just moments from your front door. Step inside to discover a bright, open-concept main floor designed for modern family living. The stylish kitchen features stainless steel appliances, granite countertops, classic subway tile backsplash, white cabinetry, an under-mount sink, and a large central island that seamlessly connects to the dining area and inviting living room, ideal for everyday living and entertaining alike. A thoughtfully designed custom mudroom keeps everything organized and out of sight. The south-facing backyard is a private outdoor retreat that truly sets this home apart. Designed for entertaining, it features a spacious deck with a built-in serving bar, BBQ gas line, and privacy screening, plus a charming pergola and stone patio surrounded by beautiful landscaping. Whether you're hosting friends, enjoying family dinners, or relaxing after a day at the lake, this outdoor space is sure to impress. Upstairs, the spacious primary bedroom offers a 3-pce ensuite with an oversized shower and granite vanity, while two additional bedrooms and a full bathroom provide comfortable accommodations for the whole family. The FULLY FINISHED BASEMENT adds exceptional flexibility with a large recreation room, a 4TH BEDROOM, and another FULL BATHROOM, perfect for guests, teenagers, a home office, or a fitness space. Completing the home is an OVERSIZED DOUBLE DETACHED GARAGE, offering plenty of room for vehicles, bikes, and all your lake gear. Combining stylish

finishes, functional family spaces, an incredible outdoor living area, and an unbeatable location just minutes from Mahogany's world-class amenities, this move-in-ready home offers the exceptional lakeside lifestyle you've been waiting for.