



GRASSROOTS
REALTY GROUP

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99 Masters Road SE
Calgary, Alberta

MLS # A2332286



\$729,900

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,774 sq.ft.	Age:	2020 (6 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Alley Access, Double Garage Detached, Garage Door Op		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Irregular Lot, Landscaped, Lawn,		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Manufactured Floor Joist, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	TV wall mount, Garage Heater		

Welcome to this beautifully maintained Hopewell built two storey home in the award winning lake community of Mahogany. Situated on a huge pie shaped lot, this property offers over 1,700 sq. ft. of thoughtfully designed living space with 3 bedrooms, 2.5 bathrooms, and an open-concept layout perfect for everyday living and entertaining. 10ft ceilings on the main and 9ft on the upper levels create a bright, spacious feel throughout the home. The bright, modern kitchen features ample cabinetry, a large central island, separate pantry and flows seamlessly into the spacious dining area and inviting living room with custom linen drapery. Upstairs, the generous primary retreat offers a walk in closet and private ensuite featuring a soaker tub and separate shower, complemented by two additional bedrooms, a full bathroom, and convenient upper-level laundry. Complete with custom Hunter Douglas Blinds throughout. A standout feature of this property is the impressive 22' x 26' finished and heated detached garage, offering exceptional space for vehicles, storage, hobbies, or a workshop. In addition, there's parking for three more vehicles or RV parking, a rare find in this sought after community. Outside, you'll appreciate the fully landscaped oversized pie-shaped lot, complete with maintenance free artificial turf, allowing you to spend more time enjoying your yard and less time maintaining it. The expansive outdoor space is perfect for entertaining and relaxing. The undeveloped basement has 9ft ceilings and is roughed-in for future plumbing, providing an excellent opportunity to customize the space to suit your family's needs. Located just minutes from Mahogany's private lake, beaches, parks, pathways, schools, shopping, restaurants, and major commuter routes, this move-in-ready home combines quality Hopewell craftsmanship with an exceptional lot, outstanding parking, and

one of the most versatile garage setups you'll find in this price range. This is a fantastic opportunity to enjoy the Mahogany lifestyle with lake access, low-maintenance outdoor living, and all the space your family needs.