



GRASSROOTS
REALTY GROUP

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79 Masters Road SE
Calgary, Alberta

MLS # A2341048



\$714,900

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,790 sq.ft.	Age:	2021 (5 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Close to Clubhouse		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

Sensible lake living with a legal suite in Mahogany ~ Welcome to a home that manages to be stylish, practical and impressively versatile—all in one of Calgary's most sought-after lake communities. With 5 bedrooms on all 3 levels and 3.5 bathrooms, there's room here for busy mornings, quiet evenings and everything in between. ... ****A FULLY LEGAL 2-BEDROOM BASEMENT SUITE**** adds exceptional flexibility, complete with City permits, a separate exterior entrance, full bathroom, comfortable living space and brand-new appliances. Whether it's for extended family, older kids who appreciate a little independence, or simply added options for the future, this lower level is a major bonus. ... ****OVER 2,700 SQ.FT. OF BEAUTIFULLY DEVELOPED LIVING SPACE**** gives everyone room to spread out without losing that warm, connected feel. The main floor is bright and welcoming, with an open-concept layout, durable luxury laminate plank flooring and a generous front den that makes working from home feel far more civilized. ... ****A KITCHEN MADE FOR REAL LIFE AND REAL ENTERTAINING**** features quartz countertops, modern cabinetry, a built-in oven and gas cooktop, all flowing naturally into the dining and living areas. Upstairs, a bonus room creates the perfect spot for movie nights, homework headquarters or the occasional retreat from the rest of the household, while three bedrooms and upper-floor laundry keep family life running smoothly. The spacious primary suite is finished with a walk-in closet and private 4-piece ensuite. ... ****A FRONT-ROW LOCATION ACROSS FROM THE SCHOOL SITE**** makes daily routines wonderfully convenient, while parks, shopping, Mahogany's Beach House and the lake are all within walking distance. It's the kind of location where the car can stay

parked a little more often—and nobody complains about that. ... ****A BACKYARD READY FOR SUMMER LIVING**** offers low-maintenance landscaping, a large concrete patio, pergola, BBQ gas hookup and fenced outdoor space perfect for relaxed dinners and long Calgary evenings. Rear-lane access leads to an oversized double concrete parking pad, adding another layer of everyday practicality. ... Beyond the backyard, Mahogany's lifestyle is a big part of the appeal, with lake and beach access, playgrounds and community amenities complemented by the ****Mahogany Wetlands** and an extensive network of nature pathways—perfect for morning walks, evening strolls, bike rides and those days when a little fresh air is exactly what the schedule ordered.