

**68 Masters Street SE**  
**Calgary, Alberta**

**MLS # A2270340**



## \$788,800

|                  |   |               |                  |
|------------------|---|---------------|------------------|
| <b>Division:</b> | Mahogany  |               |                  |
| <b>Type:</b>     | Residential/House                                       |               |                  |
| <b>Style:</b>    | 2 Storey  |               |                  |
| <b>Size:</b>     | 2,268 sq.ft.  | <b>Age:</b>   | 2017 (8 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached                                  |               |                  |
| <b>Lot Size:</b> | 0.08 Acre   |               |                  |
| <b>Lot Feat:</b> | Back Yard, Front Yard, Level, Low Maintenance Landscape |               |                  |

|                    |  |                   |     |
|--------------------|--|-------------------|-----|
| <b>Heating:</b>    | Forced Air   | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Hardwood, 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, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s) |                   |     |
| <b>Inclusions:</b> | None   |                   |     |

**NEW PRICE!!!!** Beautiful, fully finished two-storey home in the award-winning lake community of Mahogany. This property offers central A/C, 4 bedrooms, a bonus room, and a bright open-concept main floor with oversized windows. The kitchen features a grey-tone island with breakfast bar, quartz countertops, subway tile backsplash, stainless steel appliances, white shaker cabinetry, and a chimney-style hood fan. The adjoining dining area and living room provide spacious, functional living. The upper level includes a centrally located bonus room, two secondary bedrooms, a full bathroom, and a generous primary suite with tray ceilings, a custom double-closet layout, and a 5-piece ensuite with dual sinks, quartz counters, a soaker tub, and a walk-in shower. Upper-floor laundry adds convenience. The professionally finished basement offers a large rec room, office/gym space, a third full bathroom, and ample storage. The sunny, landscaped backyard is fully fenced and surrounded by mature trees for added privacy. Permanent GoBright exterior lighting provides year-round functionality. Located close to schools, shopping, restaurants, transit, and offering lake and beach access. **OPEN HOUSE on SUNDAY Dec 14 from 12 to 2 pm.**