

**7963 Masters Boulevard SE**  
**Calgary, Alberta**

**MLS # A2225363**



**\$749,900**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,206 sq.ft.	<b>Age:</b>	2020 (5 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Faces Rear, Oversized, RV		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Wood Frame, Wood Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Storage, Walk-In Closet(s)		

**Inclusions:** TV mounts, Attached shelving in living room (Grey)

Welcome to this beautifully maintained bungalow in the award-winning lake community of Mahogany! Offering just over 1,200 sq ft on the main level, plus nearly 1,100 sq ft of fully finished basement space, this home is the perfect blend of comfort, functionality, and low-maintenance living—ideal for downsizers, small families, or anyone looking to enjoy all the perks of 4-season lake living in one of Calgary's most vibrant neighbourhoods. Step inside to discover a spacious open-concept main floor with soaring ceilings and an inviting layout. The living area features an electric fireplace and is wired for sound, creating the perfect ambiance for relaxing evenings or entertaining guests. The kitchen is a modern chef's delight, complete with quartz countertops, a large walk-in pantry, stainless steel appliances including a gas stove, and ample cabinetry for all your culinary needs. The dining area flows seamlessly onto the back deck, making summer BBQs a breeze with two gas lines ready for your grill and fire table. The main floor primary suite offers a private retreat with a generous walk-in closet and a stylish 4-piece ensuite featuring dual sinks and an oversized shower. You'll also appreciate the convenience of main floor laundry and a 2-piece guest bath just off the living area. Downstairs, the fully developed basement features a massive central recreation room—perfect for movie nights, games, or hosting guests. A tucked away den, perfect for homework or a home office, two large bedrooms and a full 4-piece bathroom provide ample space for family or visitors, and there's no shortage of storage for your seasonal and household items. Outside, enjoy low-maintenance landscaping with a composite deck, pergola, and stamped concrete patio, along with a concrete RV/parking pad for extra flexibility. The oversized double detached garage provides

tons of storage and workspace, and the home is equipped with GlowStone exterior lighting, a central vac rough-in, and thoughtful upgrades throughout. All of this is nestled within Mahogany&mdash;Calgary&rsquo;s premier lake community&mdash;offering residents access to year-round recreation including beaches, skating, paddle boarding, community events, parks, wetlands, schools, and an abundance of shops and restaurants nearby. Don&rsquo;t miss your chance to live in this sought-after neighbourhood with this turnkey, move-in ready home!