

**143 Masters Square SE**  
**Calgary, Alberta**

**MLS # A2210559**



**\$565,000**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,172 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.01 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cement Fiber Board, Wood Frame	<b>Zoning:</b>	R-2M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Breakfast Bar, Granite Counters, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** 4 White shelves in the basement Rec Room, Wooden storage shelves in the basement

Welcome to this beautifully appointed duplex in the vibrant lake community of Mahogany—perfectly positioned directly across from a scenic park. With charming curb appeal and a bright, modern interior, this home offers comfort, functionality, and versatility for a variety of lifestyles. Step inside to an open-concept main floor designed to make everyday living easy and enjoyable. The front living room is bathed in natural light thanks to a large picture window, creating an inviting space to relax or entertain. The kitchen impresses with granite countertops, ceiling-height cabinetry, pot and pan drawers, stainless steel appliances (including a gas stove), and a central island with breakfast bar—blending style and practicality. A tucked-away 2-piece bath and rear mudroom add thoughtful convenience. Out back, enjoy summer evenings on the large deck complete with gas BBQ hookup, and a spacious yard ready for your personal touch. Upstairs, two generously sized bedrooms each offer their own full ensuite bathrooms—one with a tub, the other with a stand-up shower—making this layout ideal for shared living, guests, or a small family. The primary suite also features a walk-in closet, and a dedicated laundry room is conveniently located between the two bedrooms. The fully finished basement adds incredible flexibility to the home. Whether you need a large rec room, home office, gym, or future third bedroom, the space is ready to adapt. An egress window is already in place, and rough-ins for a 3-piece bathroom and central vacuum have been completed—making future development a breeze. With lake access, parks, walking paths, restaurants, and shopping all nearby, this home offers the best of Mahogany living. Whether you're a first-time buyer, professional couple, small family, or someone looking to downsize without compromise, this home is

ready to grow with you. Don't miss your opportunity to own a stylish, well-located home in one of Calgary's most desirable neighbourhoods!