

**8037 Masters Boulevard SE  
Calgary, Alberta**
**MLS # A2221628**


# \$629,900

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,274 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Oversized		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Low Maintenance Landscape, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-2M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

**Inclusions:** Doorbell Camera and Camera- No contract

Nestled in the heart of Mahogany, this incredibly charming home boasts an unbeatable location &ndash; imagine strolling to the beach club, exploring wetlands and parks, hitting playgrounds, walking the kids to school, or enjoying the buzz of the future farmers market, all within easy reach. Plus, all of Mahogany's fantastic amenities are right at your fingertips. Step inside and feel instantly welcomed by the cozy living room, where large, bright windows bathe the open floor plan in natural light. The extensively upgraded kitchen is a chef's dream, featuring timeless cabinetry, sleek quartz countertops, extended subway tile backsplash, and an appliance package that includes a gas range. Upstairs, you'll find two generous kids quarters with a shared bathroom, and a spacious primary quarter with a walk-in closet and upgraded ensuite. You'll continue to be impressed with the fully developed basement that offers an additional guest bedroom, full bathroom, rec room, laundry, and storage. Outside, the south-facing backyard has been professionally landscaped and features a two-tiered deck, ideal for enjoying Calgary's summer. For the car enthusiast or those needing extra space, the insulated oversized garage (21'x21'x4') and attached storage shed provide everything you'll need. This incredible home offers it all! Call today to set up a private tour or check out the 3D virtual open house tour for a closer look!