

**204 Masters Rise SE  
Calgary, Alberta**
**MLS # A2225432**

**\$949,900**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,657 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Double Garage Attached, Heated Garage, In Garage Electric		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Many Trees		

**Heating:** High Efficiency, Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Tile, Vinyl Plank

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Finished, Full

**LLD:** -

**Exterior:** Brick, Composite Siding, Metal Siding , Wood Frame

**Zoning:** R-G

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Bar, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)

**Inclusions:** Garage Cabinets, Wine Racks, Primary Bedroom Credenza, Wall Tablet Mount (mount only)

Welcome to this meticulously maintained 5-bedroom home in the heart of Mahogany Lake, boasting well over \$100,000 in recent upgrades and priced \$60,000 under city assessed value. Built by Jayman, the highly sought-after “Lauren” model is known for its spacious layout, double kitchen islands, and an ensuite featuring dual walk-in closets. The main floor offers a seamless flow between the kitchen, dining, and living areas—ideal for both everyday living and entertaining. The kitchen is a true showpiece, equipped with a gas cooktop, wall oven, warming drawer, bar fridge, motion-activated under-cabinet lighting, waterfall countertops, full-height cabinetry, and a pantry that rivals a walk-in closet. A sleek black granite sink completes the upscale design. The dining area features a stunning custom accent wall with elegant wall sconces. Upstairs, you’ll find three generously sized bedrooms, a spacious bonus room, and a large laundry room. The luxurious ensuite includes in-floor heating, two walk-in closets, a deep soaker tub, and direct access to the laundry room—an incredibly functional feature. The fully finished basement adds even more living space, with a rec room, full bathroom, fourth bedroom, and a dedicated home gym that could easily serve as a fifth bedroom. The gym is thoughtfully designed with a dedicated treadmill breaker, commercial-grade rubber flooring, and a full wall of mirrors. Step outside to a backyard that’s far larger than the average Mahogany lot. You’ll find over 20 strategically placed trees, a massive 500 sq ft two-tier stamped concrete patio, a 200 sq ft sandbox for the kids playset or trampoline, and ample grassy areas. The oversized, heated garage features an epoxy floor and comfortably fits a full-sized pickup and large SUV. It includes a custom chain-link dog run for access

to the yard & house, an 18" floor drain to manage snowmelt, and 240V wiring for electric vehicle charging. Additional highlights include Gemstone-style exterior lighting on three sides of the home, central air conditioning, underground sprinkler system, water softener, hot tub wiring & built-in home speakers. Location is unbeatable: just a 12-minute walk to the Mahogany Beach Club, 3 minutes to the wetlands, and only 2 minutes to the nearest bus stop. Mahogany Lake offers year round entertainment from fishing, beach days, skating, paddleboarding not to mention the convenient pre-school. Rarely does a home with this level of care and upgrades come to market—especially at \$60,000 below the City's assessed value. Schedule your private viewing today!