

8036 Masters Boulevard  
Calgary, Alberta

MLS # A2277573

**\$569,000**



<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Other, Stone, Wood Frame	<b>Zoning:</b>	R-2M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters, Recessed Lighting, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	Dog house in back yard.		

Welcome to this beautifully maintained duplex in the heart of Mahogany, Calgary's premier lake community. Enjoy year-round lake living, with summer beach access, tennis courts, and top-tier recreational facilities just a 5-minute walk from your front door; perfect for active families and outdoor enthusiasts. Offering over 1,200 square feet of bright, open-concept above grade living space, this home features a functional layout ideal for everyday life and entertaining. The kitchen is finished with quartz countertops, stainless steel appliances, and flows seamlessly into the main living area, while central air conditioning keeps you comfortable year-round. The undeveloped basement boasts high ceilings, providing a fantastic opportunity to create additional living space exactly how you want; whether it's a home gym, rec room, home theatre or a home office. Outside, enjoy a private, fully fenced backyard—great for kids, pets, and summer BBQs—plus the convenience of a detached double garage that is wired for and ready to accommodate electric vehicle charging. Located in a family-friendly neighbourhood close to schools, parks, pathways, and all the amenities Mahogany is known for, this home offers exceptional value in one of Calgary's most sought-after communities. Book your showing today!