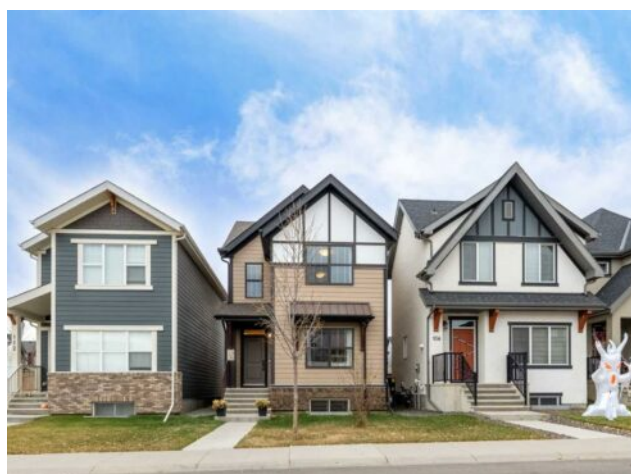


**108 Masters Heights SE  
Calgary, Alberta**

**MLS # A2280264**



# \$625,000

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,583 sq.ft.	<b>Age:</b>	2016 (10 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		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Rectangu		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Double Vanity, High Ceilings, Open Floorplan, Pantry, Quartz Counters, Storage		

**Inclusions:** N/A

Welcome to Mahogany, Calgary's premier lake community — where every detail of this beautifully upgraded 3-bedroom, 2.5-bath home has been designed for style, comfort, and everyday living. Offering 1,583 sqft of thoughtfully planned space, this home combines modern design with meaningful upgrades that make a real difference. From the moment you step inside, you'll appreciate the bright, open-concept layout that's both inviting and functional. The living area is anchored by large windows, creating a naturally bright space ideal for relaxing or entertaining. The kitchen is the true heart of the home — complete with quartz countertops, custom closet systems in the pantry, stainless steel appliances including a new gas range, and a stylish backsplash that ties everything together. A convenient pocket-office, 2-piece bath, and mudroom with added storage complete the main floor, alongside the warmth of new Hydro Max laminate flooring and tile flooring at both entrances. Upstairs, the spacious primary bedroom is a perfect retreat with a walk-in closet and a 5-piece ensuite featuring dual sinks and quartz counters. Two additional bedrooms, a 4-piece bath, and a convenient upper laundry room complete the upper level, offering comfort and practicality for busy family life. The unfinished basement provides endless potential for future development, with rough-in plumbing and two large windows for natural light. Step outside to your south-facing backyard, perfect for soaking up the sun on the deck with a gas BBQ hookup. The 23x23 double detached garage, built to fit a full-size truck, is drywalled and adds incredible functionality. Additional features include a York heat pump, HRV system, Nest thermostat, new bathroom faucets, updated lighting, and modern exterior fixtures — all adding value, efficiency, and peace of

mind. Located on a quiet street within walking distance to parks, schools, shopping, and Mahogany's award-winning lake amenities, this home offers the best of both convenience and community. Spend your weekends at the beach, explore the wetlands, or enjoy a peaceful evening stroll — it's all just steps from your front door. This is the perfect place to call home — move-in ready, full of thoughtful upgrades, and designed for the Mahogany lifestyle you've been waiting for.