

# \$579,900 - 8033 Masters Boulevard Se, Calgary

MLS® #A2247892

**\$579,900**

2 Bedroom, 4.00 Bathroom, 1,185 sqft

Residential on 0.06 Acres

Mahogany, Calgary, Alberta

Welcome to this beautifully maintained and tastefully upgraded, fully finished semi-detached home located in the heart of Mahogany, one of Calgary's premier lake communities. Just steps from the Mahogany Beach Club and the tranquil wetlands, this home offers the perfect blend of lifestyle, luxury, and location. Step inside to discover a thoughtfully designed and open-concept floor plan, ideal for modern living. The kitchen is a true showstopper, featuring stunning quartz countertops, a classic subway tile backsplash and full-height shaker cabinets, as well as a separate pantry. The large central island provides ample prep space and seating, making it the perfect hub for entertaining. Recessed lighting throughout the kitchen and upgraded light fixtures enhance the ambiance and highlights the home's clean, modern finishes. Upstairs, you'll find two generously sized bedrooms, each offering walk-in closets and private en-suites, ensuring comfort and privacy for all occupants, while also functioning well for roommates, guests or older children. The newly finished basement expands your living space significantly, featuring a large laundry space shared by a stylish 2-piece bathroom and a spacious family or recreation area. Set on a generous, beautifully landscaped South Facing lot, the backyard is your own private oasis. Enjoy summer evenings on the private deck, thoughtfully equipped with a privacy screen, creating the perfect spot for relaxation or



entertaining. The oversized parking pad offers room for two vehicles and is ready to accommodate a future garage if desired. Located just half a block from a future school site and within easy walking distance to established schools, parks, playgrounds, Mahogany Beach Club and local amenities, this home is perfect for families. Enjoy a morning walk to the Mahogany wetlands or spend the afternoon paddle boarding at Mahogany Lake—the lifestyle here is truly second to none.

Built in 2016

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2247892               |
| Price          | \$579,900              |
| Bedrooms       | 2                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 2                      |
| Half Baths     | 2                      |
| Square Footage | 1,185                  |
| Acres          | 0.06                   |
| Year Built     | 2016                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 8033 Masters Boulevard Se |
| Subdivision | Mahogany                  |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3M 2C1                   |

### Amenities

|           |                                                                   |
|-----------|-------------------------------------------------------------------|
| Amenities | Beach Access, Clubhouse, Park, Party Room, Playground, Recreation |
|-----------|-------------------------------------------------------------------|

|                |                                          |
|----------------|------------------------------------------|
|                | Facilities, Recreation Room, Picnic Area |
| Parking Spaces | 2                                        |
| Parking        | Parking Pad                              |

## Interior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings                |
| Heating           | Forced Air                                                                                                   |
| Cooling           | None                                                                                                         |
| Has Basement      | Yes                                                                                                          |
| Basement          | Finished, Full                                                                                               |

## Exterior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                |
| Lot Description   | Back Lane, Back Yard, Close to Clubhouse, Few Trees, Front Yard, Landscaped |
| Roof              | Asphalt Shingle                                                             |
| Construction      | Cement Fiber Board, Stone, Wood Frame                                       |
| Foundation        | Poured Concrete                                                             |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 12th, 2025 |
| Days on Market | 16                |
| Zoning         | R-2M              |
| HOA Fees       | 611               |
| HOA Fees Freq. | ANN               |

## Listing Details

|                |         |
|----------------|---------|
| Listing Office | Charles |
|----------------|---------|

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