

# \$629,900 - 12 Masters Link Se, Calgary

MLS® #A2242472

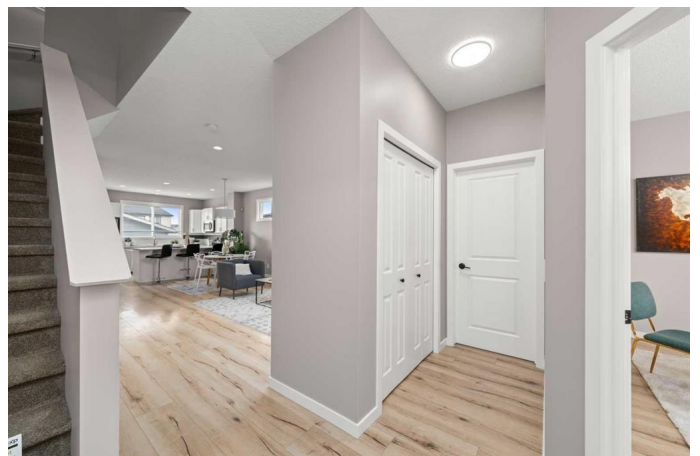
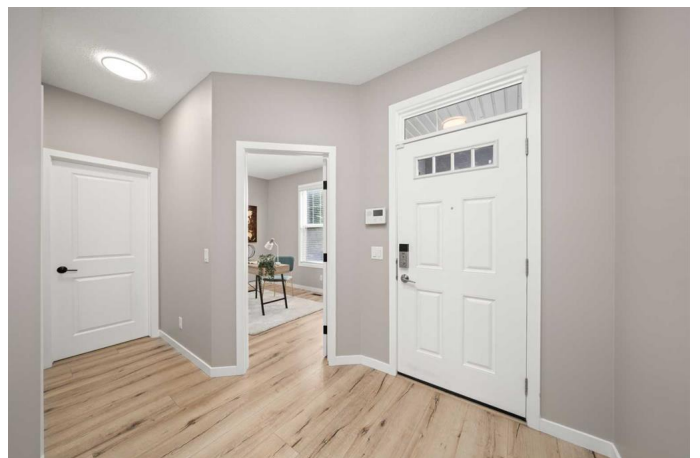
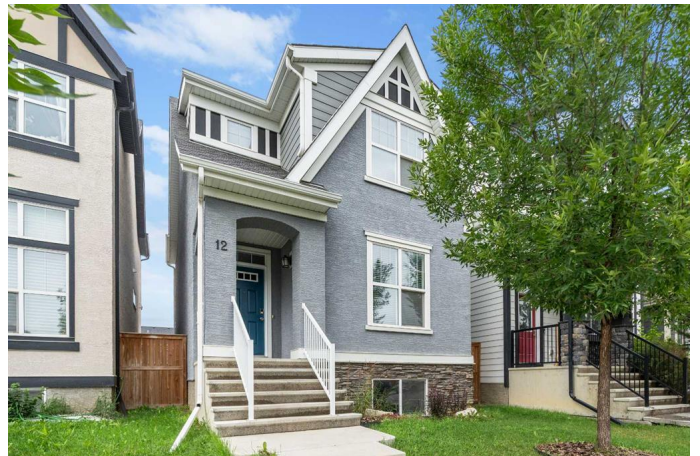
**\$629,900**

3 Bedroom, 3.00 Bathroom, 1,802 sqft

Residential on 0.07 Acres

Mahogany, Calgary, Alberta

\*\*\*OPEN HOUSE SATURDAY AUGUST 2nd 1pm-3pm\*\*\* Ideally located just a 15-MINUTE WALK FROM THE MAHOGANY BEACH CLUB, this spacious family home offers an exceptional opportunity to enjoy the lake lifestyle in one of Calgary's most sought-after communities. With a sunny WEST BACKYARD, an OVERSIZED DOUBLE DETACHED GARAGE, and an impressive layout with 1,800 square feet above grade, this home offers a rare blend of indoor versatility and outdoor comfort—perfect for growing families, remote workers or anyone who values space and functionality. The FRONT OFFICE is smartly enclosed, creating an ideal flex space for working from home, studying, or converting into a quiet fitness room. A TUCKED-AWAY POWDER ROOM adds welcome privacy from the main gathering spaces. Wide-plank floors and soft neutral tones enhance the inviting OPEN FLOORPLAN, anchored by a bright living room. At the heart of the home, a thoughtfully designed kitchen features STAINLESS STEEL APPLIANCES, a GRANITE-TOPPED PENINSULA ISLAND with casual seating, and a LARGE PANTRY to keep everything organized. The kitchen flows seamlessly into a central dining area with space for family meals or entertaining, and is perfectly positioned to overlook the living room so the chef never misses a moment. At the back, a spacious MUDROOM with BUILT-IN BENCH and OPEN



STORAGE keeps daily life running smoothly and opens directly onto the LARGE DECK—complete with BBQ GAS LINE and privacy fencing. Whether hosting summer dinners or just soaking in the afternoon sun, this west-facing outdoor space is a natural extension of the home's main level. Upstairs, a built-in TECH DESK provides a dedicated spot for homework, catching up on emails or creative projects. Two generous secondary bedrooms share a well-appointed 4-piece bathroom, while the PRIVATE PRIMARY SUITE offers a beautifully proportioned retreat with space to add a reading nook, sitting area or yoga mat. A LARGE WALK-IN CLOSET provides excellent storage, while the 4-PIECE ENSUITE includes a full tub/shower combo and vanity with extended counterspace. The full-sized BASEMENT is undeveloped with excellent potential, featuring 3-PIECE BATHROOM ROUGH-IN, an efficient layout for future development, and OVERSIZED WINDOWS for natural light. It's the perfect blank canvas for an additional bedroom, rec space, or playroom. This home also features FRESH PAINT, SELECT LED LIGHTING UPGRADES, and a well-maintained exterior with a mix of green space and gravel, and a sunny WEST-FACING YARD. The OVERSIZED DETACHED GARAGE includes an OVERSIZED DOOR, offering excellent clearance for trucks and SUVs—rare in lane homes. Located in the award-winning community of MAHOGANY, this address offers more than just a home—it offers a lifestyle. Enjoy privileged lake access, over 20 acres of beachfront, schools, parks, wetlands, scenic pathways, and the vibrant URBAN VILLAGE with shops, restaurants and amenities—all designed for connection, recreation and everyday ease.

Built in 2016

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2242472    |
| Price          | \$629,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,802       |
| Acres          | 0.07        |
| Year Built     | 2016        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                    |
|-------------|--------------------|
| Address     | 12 Masters Link Se |
| Subdivision | Mahogany           |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T3M 2N2            |

## Amenities

|                |                                                                                                  |
|----------------|--------------------------------------------------------------------------------------------------|
| Amenities      | Beach Access, Boating, Clubhouse, Picnic Area, Playground, Racquet Courts, Recreation Facilities |
| Parking Spaces | 2                                                                                                |
| Parking        | Double Garage Detached                                                                           |
| # of Garages   | 2                                                                                                |

## Interior

|                   |                                                                                                                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, Breakfast Bar, Built-in Features, Granite Counters, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings                                                                                       |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                                |
| Cooling           | None                                                                                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                                                                                    |

Basement                      Full, Unfinished

**Exterior**

Exterior Features      BBQ gas line, Private Yard  
Lot Description        Landscaped, Lawn  
Roof                      Asphalt Shingle  
Construction          Stone, Stucco, Wood Frame  
Foundation            Poured Concrete

**Additional Information**

Date Listed              July 29th, 2025  
Days on Market        11  
Zoning                    R-G  
HOA Fees                600  
HOA Fees Freq.        ANN

**Listing Details**

Listing Office            eXp Realty

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