

# \$540,000 - 8060 Masters Boulevard Se, Calgary

MLS® #A2202113

**\$540,000**

2 Bedroom, 3.00 Bathroom, 1,174 sqft  
Residential on 0.07 Acres

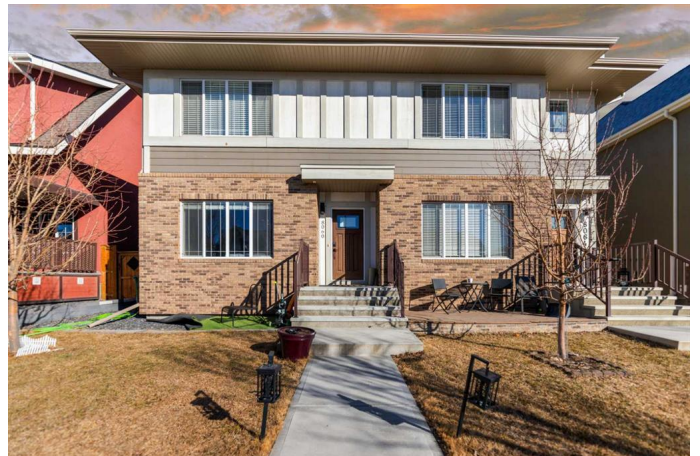
Mahogany, Calgary, Alberta

This beautiful semi-detached home is a rare gem in Calgary's most sought-after lake community! The ONLY duplex at this price in the neighborhood, just 550 meters from the Mahogany Beach Club, offering exclusive access to year-round lakeside living. Perfect for first-time homebuyers, this home provides an incredible opportunity to own in Mahogany with the potential to build a garage and finish the basement, adding even more value.

Inside, the open-concept main level is designed for modern living, featuring wide-plank laminate flooring throughout. The spacious south-facing living room is filled with natural light, creating a warm and inviting atmosphere. The gourmet kitchen is both stylish and functional, boasting full-height shaker cabinetry, a classic subway tile backsplash, stainless steel appliances, and a large kitchen island with additional seating, making it the perfect space for entertaining. A 2-piece powder room and a rear mudroom complete the main floor.

Upstairs, you'll find two generous primary bedrooms, each with walk-in closets and private en suites. The front primary suite includes a 4-piece en suite with ample storage, while the second bedroom features a 3-piece en suite with a walk-in shower, offering privacy and convenience.

The unfinished basement is a blank slate, with



the potential to add a third bedroom, a family room, and a full bathroom (roughed-in), giving you the flexibility to expand your living space as needed. Outside, the fully landscaped backyard provides plenty of green space for relaxation, while the rear deck with a gas line for a BBQ is perfect for summer gatherings. Plus, there's ample room to build a garage, allowing you to customize the space to suit your needs.

This home offers easy access to Mahogany Beach Club, Auburn Bay, and Seton, with shopping, dining, and entertainment just minutes away. With no condo fees, unbeatable value, and the best location in Mahogany, this home won't last long. Book your private showing today!

Built in 2016

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2202113               |
| Price          | \$540,000              |
| Bedrooms       | 2                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,174                  |
| Acres          | 0.07                   |
| Year Built     | 2016                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 8060 Masters Boulevard Se |
| Subdivision | Mahogany                  |
| City        | Calgary                   |

|             |         |
|-------------|---------|
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T3M 2B9 |

### **Amenities**

|                |             |
|----------------|-------------|
| Amenities      | Other       |
| Parking Spaces | 2           |
| Parking        | Parking Pad |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Kitchen Island, No Smoking Home, Open Floorplan, Pantry                                       |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air  |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | Other   |
| Lot Description   | Back Lane, Back Yard, Rectangular Lot, Close to Clubhouse |
| Roof              | Asphalt Shingle   |
| Construction      | Brick, Cement Fiber Board, Wood Frame                     |
| Foundation        | Poured Concrete   |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 13th, 2025 |
| Days on Market | 1                |
| Zoning         | R-2M             |
| HOA Fees       | 554              |
| HOA Fees Freq. | ANN              |

### **Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.