

# \$2,498,800 - 301, 17 Mahogany Circle Se, Calgary

MLS® #A2197328

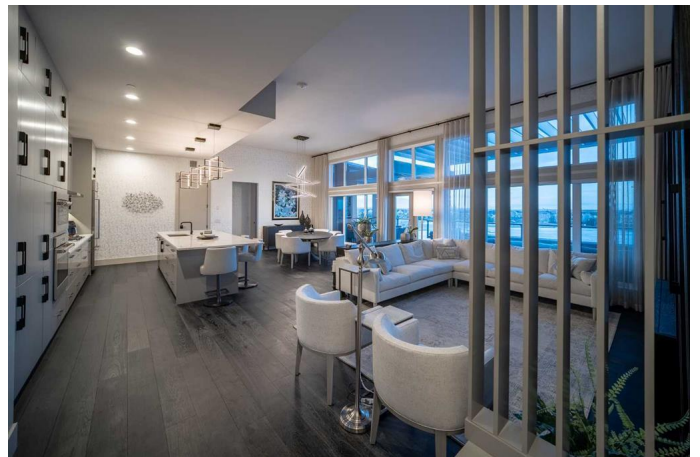
**\$2,498,800**

2 Bedroom, 3.00 Bathroom, 1,879 sqft

Residential on 0.00 Acres

Mahogany, Calgary, Alberta

Reflections in Westman Village â€“ Luxury Resort Living on Lake Mahogany.Â Discover the unparalleled beauty of Westman Village, a prestigious resort-style community by Jayman BUILT, nestled along the shores of Calgaryâ€™s largest and most coveted lake â€“ Lake Mahogany. A rare gem, this is the only condo community set directly on a lake in the area, within the award-winning, master-planned community of Mahogany. Your new home is for theÂ discerningÂ ownerÂ with the utmost in true luxury lake living. Starting with a double attached garage completely finished including poxy floors. Your fully customÂ unit is positionedÂ on the top floor of theÂ building offering 1880 sq ft of living quarters with 2 amazingÂ bedrooms both with ensuites . The master is the ultimate primary retreat and spa inspiredÂ ensuite. As you enter the unit your attention willÂ go the bright open concept featuring 10 and 12 ft ceilings with complete views of the lake, city scape and partial mountain views. As for your chef-inspiredÂ kitchen its complete with Sub-Zero fridgeÂ freezer, Wolf double ovens, Wolf gas cooktopÂ along with a Sub-Zero wine fridgeÂ in the oversized island, the ultimate entertaining area for family and friends. You can gather outside to enjoy one of the 2 large sprawling overhead pergola covered decks, one to enjoy your morning coffee to start your dayon the south side with 230 sf and to finish off take advantage of your north deck with 418 sqft overlooking Mahogany Lake to take in the



city scape as the sun goes down. From the moment you arrive in the community, the stunning, meticulously crafted landscaping will captivate your senses. Expansive fountains, charming park benches, graceful bridges, serene pathways, and lush raised planters blend seamlessly with the breathtaking lake views that define your future backyard. The 40,000 square-foot amenity centre sets the stage for a lifestyle of luxury and leisure. A wealth of activities awaits, ensuring there is something for every interest and passion. The kids would be thrilled splashing down the two-story waterslide in the swimming pool, or hone your swing in the state-of-the-art golf simulator. Stay active in the fully-equipped fitness centre, catch a film in the private movie theatre, and so much more. The exclusive 24/7 security and concierge service ensures peace of mind at all times. Your new home is built with exceptional specifications, including solar panels on select buildings, forced air heating and air conditioning, triple-pane windows and exquisite hardie board siding, complemented by detailed stone masonry, elevate the aesthetic, complete with grounds keeper and snow removal. Westman Village is a unique opportunity to join an exclusive group of homeowners in what promises to be a truly one-of-a-kind living experience. For your everyday conveniences, enjoy Analog Coffee, Chopped Leaf, Diner Deluxe, Village Medical, Mahogany Village Dental, Sphere Optometry and many more. A MUST SEE to appreciate!!

Built in 2018

### **Essential Information**

MLS® #	A2197328
Price	\$2,498,800
Bedrooms	2
Bathrooms	3.00

Full Baths	2
Half Baths	1
Square Footage	1,879
Acres	0.00
Year Built	2018
Type	Residential
Sub-Type	Apartment
Style	Penthouse
Status	Active

### **Community Information**

Address	301, 17 Mahogany Circle Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 2V7

### **Amenities**

Amenities	Beach Access, Clubhouse, Elevator(s), Fitness Center, Gazebo, Indoor Pool, Park, Party Room, Picnic Area, Playground, Recreation Facilities, Secured Parking, Snow Removal, Visitor Parking, Workshop, Boating, Dog Park
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Bar, Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, Elevator, French Door, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recreation Facilities, See Remarks, Storage, Walk-In Closet(s)
Appliances	Built-In Refrigerator, Double Oven, Gas Cooktop, Range Hood, Washer/Dryer, Window Coverings, Built-In Freezer, Gas Oven, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
# of Stories	3

### **Exterior**

Exterior Features	Balcony, Barbecue, Dock, Fire Pit, Lighting, Playground, Private Entrance, Storage
Roof	See Remarks
Construction	Brick, Composite Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 28th, 2025
Days on Market	33
Zoning	DC
HOA Fees	437
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office            Century 21 Bamber Realty LTD.

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