

202, 23 Mahogany Circle SE
Calgary, Alberta

MLS # A2156898



\$2,149,900

Division:	Mahogany		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	1,880 sq.ft.	Age:	2019 (5 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Heated Garage, Insulated		
Lot Size:	-		
Lot Feat:	Close to Clubhouse, Cul-De-Sac, Landscaped, Street Lighting, Waterfront		

Heating:	In Floor	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 1,615
Basement:	None	LLD:	-
Exterior:	Composite Siding, Concrete, Metal Siding , Stone	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)		
Inclusions:	2 TV Mounts		

** Please click on "Videos" for 3D tour ** Very rare, "like brand new" unit, FACING THE LAKE with stunning views at "Reflection" in Westman Village. This estate condominium features: gorgeous chef's kitchen with gas cook top/11.5 ft island/wine cooler, massive 33x11 covered deck to enjoy uninhibited views of Mahogany Lake & a second south facing deck off the den - both with gas lines and hose bibs, amazing 2 + den floor plan (Model L-B2), 2.5 bathrooms including large ensuite in primary bedroom, 1880 square feet, custom/framed mirrors, heated double garage (with hose bib) located on main floor & elevator takes you right to your suite, original owner customized the interior with over \$125,000 worth of upgrades and has kept the unit in perfect condition. Westman Village boasts over 40,000 sf amenity space and there are activities available for all interests & hobbies: swimming pool with 2 story water slide, golf simulator, fitness center, movie theater, 24-hour / 7-day a week security & concierge service, extensive pedestrian +15 skywalks & underground passageways, 200 visitor parking stalls located in the heated/underground parkade, 10 short term stay hotel suites, electric car chargers, Wine Vault Room, fire pits and numerous water fountains on site, 3 restaurants & much more! This is resort & city living all wrapped into one - outstanding lifestyle, outstanding home!