



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2231 MAHOGANY Boulevard #501, Calgary T3M 3E1**

MLS® #: **A2095294**

Area: **Mahogany**

Listing Date: **12/16/23**

List Price: **\$2,000,000**

Status: **Active**

County: **Calgary**

Change: **-\$200k, 17-Mar**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2018**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,007**  
Low Sqft:  
Ttl Sqft: **2,007**

DOM

**155**

Layout

Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **High-Rise (5+)**

Parking

Ttl Park: **4**  
Garage Sz: **4**

Access:

Lot Feat:

Park Feat:

**Electric Gate,Garage Door Opener,Guest,Parkade,Public Electric Vehicle Charging Station(s),Secured,Titled,Underground**

Utilities and Features

Roof:  
Heating: **Fan Coil,In Floor,Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Built-in Barbecue,Courtyard,Dog Run,Fire Pit,Playground,Storage**

Construction: **Brick,Composite Siding,Stone,Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Freezer,Built-In Refrigerator,Central Air Conditioner,Dishwasher,Double Oven,Garburator,Gas Cooktop,Microwave,Range Hood,Washer/Dryer Stacked,Window Coverings,Wine Refrigerator**

Int Feat: **Bar,Bidet,Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Soaking Tub,Steam Room,Stone Counters,Storage,Tray Ceiling(s),Walk-In Closet(s),Wet Bar,Wired for Data,Wired for Sound**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>13`5" x 18`2"</b>	<b>Kitchen</b>	<b>Main</b>	<b>11`5" x 16`7"</b>
<b>Dining Room</b>	<b>Main</b>	<b>13`4" x 12`3"</b>	<b>Pantry</b>	<b>Main</b>	
<b>Bedroom - Primary</b>	<b>Main</b>	<b>13`7" x 15`6"</b>	<b>5pc Ensuite bath</b>	<b>Main</b>	<b>11`1" x 16`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`8" x 15`11"</b>	<b>3pc Ensuite bath</b>	<b>Main</b>	<b>6`7" x 9`6"</b>
<b>Laundry</b>	<b>Main</b>	<b>7`2" x 6`2"</b>	<b>Office</b>	<b>Main</b>	<b>12`1" x 11`7"</b>

Storage	Main	5`1" x 3`9"	Pantry Legal/Tax/Financial	Main	8`0" x 10`10"
Condo Fee: \$1,804		Title: Fee Simple Fee Freq: Monthly		Zoning: DC	
Legal Desc:	1811825	Remarks			
Pub Rmks:	Resort Living at its Finest on Mahogany Lake! Welcome to Westman Village - a truly unparalleled resort offering a lifestyle like no other. Indulge in an array of exquisite restaurants, a multitude of amenities, exciting activities, & trendy retail shops. This exceptional unit boasts over 2000SF of living space, featuring two balconies, one of which wraps around the entire length, providing breathtaking views of Mahogany Lake, Downtown Calgary, & the majestic Rocky Mountains. Once inside appreciate the meticulous attention to detail & the warm ambiance of this extraordinary home. The main living area is flooded with natural light, surrounded by windows on three sides. The living room is equipped with a large screen TV, ample storage in built-in cabinets, and a separate glass-walled office/ventilated scotch room - an ideal space for entertaining or simply unwinding. A 3-sided fireplace elegantly separates the living room from the dining room and kitchen. The chef's dream kitchen features a stunning waterfall quartz countertop island with seating, complemented by top-of-the-line Sub-Zero, Wolfe, Cove, and LG appliances. A butler's pantry, equipped with an additional dishwasher, sink, built-in freezer, full-size wine fridge with beverage drawers, built-in microwave, and coffee maker, adds to the culinary convenience. Both bedrooms offer walk-in closets and beverage centers. The first primary suite includes a 5-piece ensuite with a soaker tub, dual vanities, steam shower, towel warmer, and heated tile floors. The second primary bedroom features a 3-piece ensuite & easily accommodates a king-size bed. The separate laundry room boasts high-end LG washer/dryer and an additional sink. Relax on your expansive balcony with storage & a built-in Wolfe BBQ station while taking in the picturesque views of Mahogany Lake. The home is equipped with a Lutron home automation system, seamlessly operating blinds, lights, and the Sonos music system. The sale includes most of the stylish furniture. Four side-by-side heated indoor titled parking stalls are included, with the option to buy or rent more, along with a storage cage. Now, let's explore the 40,000SF Village Centre with its myriad amenities, all connected by underground walkways. Enjoy the lane pool, activity pool with a 2-story water slide, hot tub, steam room, gymnasium, theatre, industrial kitchen, virtual golf, party room, billiards/darts, craft room, woodshop, library, walking track, wine room, fire pit, playground, car & dog wash, and added convenience of electric vehicle charging stations. Discover your favorite retailers, amenities, and restaurants, including the upscale Chairman's Steakhouse and the vibrant Alvin's Jazz Club. Take a short stroll to the beach, where you can access Mahogany Lake with its unique pathway system, canoes, paddleboats/boards, the Mahogany Beach Club & recreation center. This isn't just a move to a condo; it's a move to a lifestyle. Welcome home to Westman Village - where luxury meets leisure!				
Inclusions:	Unit is being sold with all furniture, Home automation system, 3 TV's & Mounts				
Property Listed By:	RE/MAX REALTY PROFESSIONALS				

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**























