



THE
A-TEAM

**RE/MAX
FIRST**

17 MAHOGANY Circle #101, Calgary T3M 2V7

MLS® #: **A2111538**

Area: **Mahogany**

Listing Date: **03/01/24**

List Price: **\$1,599,900**

Status: **Active**

County: **Calgary**

Change: **None**

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: **1,259**
Low Sqft:
Ttl Sqft: **1,259**

DOM

79

Layout

Beds: **3 (1 2)**
Baths: **3.5 (3 1)**
Style: **Multi Level Unit**

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:

Lot Feat:

Park Feat: **Double Garage Attached,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fan Coil,In Floor,Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony,Covered Courtyard,Lighting,Private Entrance**

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

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Dryer,Gas Cooktop,Oven-Built-In,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Breakfast Bar,Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Separate Entrance,Storage,Vinyl Windows,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	11`11" x 13`10"	Dining Room	Main	16`8" x 9`9"
Kitchen	Main	19`5" x 10`1"	Bedroom - Primary	Main	14`1" x 12`10"
Bedroom	Lower	13`6" x 10`9"	Laundry	Main	6`10" x 6`2"
Bedroom	Lower	11`11" x 11`3"	Storage	Lower	9`7" x 5`6"

2pc Bathroom 3pc Ensuite bath Mud Room	Main Lower Main	6`4" x 4`11"	3pc Ensuite bath 5pc Ensuite bath Kitchenette	Lower Main Basement	11`2" x 10`0"
Legal/Tax/Financial					
Condo Fee: \$1,866		Title: Fee Simple Fee Freq: Monthly		Zoning: DC	
Legal Desc:	1811601	Remarks			
Pub Rmks:	WESTMAN VILLAGE - Resort Living on Lake Mahogany. Jayman BUILT community with the best location, directly adjacent to Calgary’s largest lake, the last of its kind, award-winning community of Mahogany. Luxurious 3 bedroom / 4 bathroom home with fantastic views from both levels overlooking Mahogany Lake. Private WALK OUT home with 2400 sq ft of living space and 1500 sq ft of exclusive outdoor covered balcony area. SEVERAL UPGRADES - Gorgeous kitchen Cabinet gloss white pallet, Stainless steel appliances with a gas cooktop and built-in ovens, closet organizers, A/C, high-end light & plumbing fixtures. BONUS: same-level access to your own double attached garage! Impressive landscaping matches the picturesque views from your future backyard, with fountains, park benches, bridges, pathways & raised planters. The 40,000 sf amenity center speaks for itself. Activities are available for all interests & hobbies. Including a swimming pool w/ a 2-story water slide, golf simulator, fitness center, movie theatre & so much more... 24-hour, 7-day-a-week security & concierge service. Your new home features open floor plans, maximizing your lifestyle experience with Jayman Core Performance & beautiful Fit and Finish. All homes include exceptional specifications, including solar panels on every building, forced air, heat + air conditioning, triple pane windows, Vancouver-inspired architecture with oversized covered balconies, and Hardie board siding with extensive brick & stone masonry. Indeed a one of a kind experience, join the select few who will call REFLECTION their home. Winter eliminated-1292 underground parking stalls-not just for our residents but also their guests & visitors with extensive pedestrian +15 skywalks & underground passageways. 200 visitor parking stalls located in the heated, underground parkade. 10 short-term stay hotel suites, electric dual car chargers, 3 restaurants, including the famous Alvin's Restaurant (casual-upscale jazz bar), Chairman’s Steakhouse, our highest amenity & Diner Deluxe. Plus, Analog Coffee, Chopped Leaf, Diner Deluxe, Village Medical, Mahogany Village Dental, Sphere Optometry, Active Sports Therapy, JC Spa, PHI Medical Aesthetics, Moderna Cannabis, MASH Eats, Marble Slab, Dolphin Dry Cleaners, 5 Vines & Mode Fitness Studio, plus Pie Junkie and a daycare. Outstanding \$8 Million on the surface & landscaping: 596 Trees, 8019 shrubs, 1940 grasses, 4292 perennials, 10 fountains onsite! Experience the amazing community and 5-star resort-style living where every day feels like a vacation! Welcome Home!				
Inclusions:	N/A				
Property Listed By:	Jayman Realty Inc.				

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









