



THE
A-TEAM

**RE/MAX
FIRST**

29 MAHOGANY Circle #202, Calgary T3M 2V7

MLS® #: **A2124590**

Area: **Mahogany**

Listing Date: **04/19/24**

List Price: **\$1,950,000**

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: **1,879**
Low Sqft:
Ttl Sqft: **1,879**

DOM

30

Layout

Beds: **2 (2)**
Baths: **2.5 (2 1)**
Style: **Low-Rise(1-4)**

Parking

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

Access:

Lot Feat:

Park Feat:

Double Garage Attached,Garage Door Opener,Garage Faces Front,Insulated,Secured,Side By Side

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fan Coil,In Floor,Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony,BBQ gas line,Courtyard,Covered Courtyard,Lighting,Rain Gutters**

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

Kitchen Appl: **Bar Fridge,Built-In Refrigerator,Dishwasher,Dryer,Garage Control(s),Humidifier,Induction Cooktop,Microwave,Oven-Built-In,Range Hood,Washer**
Int Feat: **Breakfast Bar,Built-in Features,Chandelier,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Low Flow Plumbing Fixtures,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Smart Home,Soaking Tub,Storage,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	16`4" x 15`1"	Dining Room	Main	16`3" x 13`3"
Kitchen	Main	22`3" x 13`3"	Bedroom - Primary	Main	14`2" x 12`9"
Bedroom	Main	16`5" x 11`1"	Laundry	Main	11`3" x 5`6"
Den	Main	11`9" x 11`3"	Foyer	Main	7`1" x 5`6"

Pantry 3pc Ensuite bath	Main Main	4`7" x 3`3"	2pc Bathroom 5pc Ensuite bath Legal/Tax/Financial	Main Main
Condo Fee: \$1,508		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 2 bedroom / Den / 3 bathroom home with amazing views over looking Mahogany Lake promenade and central park walkway. Private home with 1879 sf of luxury living space and expanded 600+ sf of exclusive outdoor covered balcony area. Original owner customized the home with MANY UPGRADES - Gorgeous classic white kitchen cabinet pallet, Stainless steel WOLF appliances with an induction cooktop and built-in ovens, paneled subzero built-in fridge, closet organizers, A/C, custom wide plank hardwood floors (no carpet), high-end light & plumbing fixtures. BONUS: elevator-level access to your own private, secure 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 building 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 one-of-a-kind experience, join the select few who will call REFLECTION their home. Winter eliminated 1,292 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, 4 electric dual car chargers, 3 restaurants, including the popular 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. Astonishing \$8 Million on the surface & landscaping: 596 Trees, 8019 shrubs, 1940 grasses, 4292 perennials, 10 fountains onsite! Experience the fantastic community and 5-star resort-style living where every day feels like a vacation! Welcome Home!			
Inclusions:	None			
Property Listed By:	Jayman Realty Inc.			

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

#202, 29 MAHOGANY CIRCLE SE

APPROXIMATE SQUARE FOOTAGE: 1,774 SQ. FT.
MAIN LEVEL (AGL) - 1,879.23 SQ. FT. / 174.58 SQ. FT.
TOTAL ABOVE GRADE FLOOR SIZE - 1,879.23 SQ. FT. / 174.58 SQ. FT.









