



THE
A-TEAM

**RE/MAX
FIRST**

17 MAHOGANY Circle #301, Calgary T2M 2V7

MLS® #: **A2197328**

Area: **Mahogany**

Listing Date: **02/28/25**

List Price: **\$2,498,800**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

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

DOM

39
Layout
Beds: **2 (2)**
Baths: **2.5 (2 1)**
Style: **Apartment-Penthouse**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

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

Access:

Lot Feat:

Park Feat:

Double Garage Attached

Utilities and Features

Roof: **See Remarks**

Heating: **Forced Air, Natural Gas**

Sewer:

Ext Feat: **Balcony, Barbecue, Dock, Fire**

Pit, Lighting, Playground, Private Entrance, Storage

Construction:

Brick, Composite Siding

Flooring:

Hardwood, Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Built-In Freezer, Built-In Refrigerator, Double Oven, Gas Cooktop, Gas Oven, Range Hood, Washer/Dryer, Window Coverings, Wine Refrigerator

Int Feat:

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)

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`1" x 7`6"
5pc Ensuite bath	Main	14`2" x 13`3"
Dining Room	Main	16`11" x 11`1"
Kitchen	Main	22`4" x 12`6"
Living Room	Main	16`0" x 15`3"
Bedroom - Primary	Main	14`2" x 13`7"

Room	Level	Dimensions
3pc Ensuite bath	Main	8`5" x 8`8"
Bedroom	Main	11`11" x 16`5"
Foyer	Main	10`8" x 5`11"
Laundry	Main	5`6" x 11`4"
Office	Main	11`9" x 13`8"
Walk-In Closet	Main	14`1" x 6`2"

Condo Fee:
\$1,725

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **1811601**

Remarks

Pub Rmks: **Reflections in Westman Village - Luxury Resort Living on Lake Mahogany. Discover the unparalleled beauty of Westman Village, a prestigious resort-style community by Jayman BUILT, nestled along the shores of Calgary's largest and most coveted lake - 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 the discerning owner with the utmost in true luxury lake living. Starting with a double attached garage completely finished including poxy floors. Your fully custom unit is positioned on the top floor of the building offering 1880 sq ft of living quarters with 2 amazing bedrooms both with ensuites . The master is the ultimate primary retreat and spa inspired ensuite. As you enter the unit your attention will 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-inspired kitchen its complete with Sub-Zero fridge freezer, Wolf double ovens, Wolf gas cooktop along with a Sub-Zero wine fridge in the oversized island, the ultimate entertaining area for family and friends. You can gather outside to enjoy one of the 2 large sprawling overhaead 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!!**

Inclusions: **None**
Property Listed By: **Century 21 Bamber Realty LTD.**

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











