



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

102, 29 Mahogany Circle SE
Calgary, Alberta

MLS # A2233083



\$2,098,000

| | | | |
|------------------|--|---------------|------------------|
| Division: | Mahogany | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Multi Level Unit | | |
| Size: | 1,259 sq.ft. | Age: | 2018 (7 yrs old) |
| Beds: | 3 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached, Garage Door Opener, Insulated, Public Electric Veh | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

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|--------------------|--|-------------------|----------|
| Heating: | Fan Coil, Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Membrane | Condo Fee: | \$ 2,102 |
| Basement: | Finished, Full, Walk-Out To Grade | LLD: | - |
| Exterior: | Cement Fiber Board, Stone, Wood Frame | Zoning: | DC |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bidet, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wet Bar | | |
| Inclusions: | N/A | | |

Welcome to a rare offering in Reflection at Westman Village, where elevated design meets effortless lakefront living. Perfectly positioned on the shores of Mahogany Lake, this impeccably designed walkout residence features over 2,380 sq ft of refined interior space and an expansive 725 sq ft of covered outdoor balcony—all with uninterrupted views of the water from both levels. Thoughtfully laid out for everyday comfort and exceptional entertaining, this 3-bedroom, 4-bathroom home blends modern elegance with timeless detail. The gourmet kitchen is a showstopper—featuring a bold cabinetry palette, gas cooktop, built-in wall ovens, premium appliances, and sleek designer finishes. The open-concept main floor is anchored by walls of windows that flood the home with natural light and draw your attention to the shimmering lake just beyond. Retreat to the luxurious primary suite, where you’ll find private balcony access and a spa-inspired 5-piece ensuite complete with a deep soaker tub, dual vanities, walk-in shower, and thoughtful details that encourage rest and relaxation. The walkout lower level opens directly to Mahogany Lake, inviting you to step outside and enjoy the walking paths, parks, and serene waterfront that make this community so special. Whether you're entertaining on the terrace or enjoying a quiet morning coffee by the water, this is truly a home designed for connection—to nature, to neighbours, and to lifestyle. Living in Westman Village means access to a vibrant, maintenance-free lifestyle unlike anything else in Calgary. From the 40,000 sq ft amenity centre featuring a fitness studio, indoor pool with waterslide, golf simulator, wine room, art space, movie theatre, and more—to the rich dining and retail experiences including Chairman’s Steakhouse, Alvin’s Jazz Lounge, Analog Coffee, and a host of services just steps

from your door. Enjoy the peace of mind that comes with 24/7 concierge and security, heated underground parking (for residents and guests), and a fully connected +15 skywalk and underground tunnel system. Every detail has been considered to create a truly effortless way of life. Whether you're downsizing, investing in your forever home, or simply seeking a higher standard of everyday living, this rare lakefront residence offers it all—with unparalleled views, sophisticated finishes, and a community designed to live well. A statement in luxury, lifestyle, and location—this is lakeside living at its finest. Welcome to Westman Village.