



**109, 12 Mahogany Path SE  
Calgary, Alberta**

**MLS # A2310280**



**\$485,000**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	742 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Parkade, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 625
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** N/A

WESTMAN VILLAGE - Resort Living on Mahogany Lake. ALMOST BRAND NEW!! Great location in the Odyssey 1 building - Steps away from the lake and promenade walk. Wonderful views from the south-facing, rare main-floor, 1-bedroom, 1-bathroom home. Builder square footage - 817. Amazing oversized 136 sf exterior covered balcony (16'0" x 8'6"). SEVERAL UPGRADES - Fit and Finish with built-ins. Plus: raised-panel white shaker kitchen cabinet palette, QUARTZ countertops, Stainless steel appliances with a smooth cooktop slide-in stove, hood fan cover, built-in oven and microwave, California Closet organizers, upgraded fixtures, 11-foot ceilings, custom window coverings, and wheelchair-accessible features. Westman Village Journey Club & Agrave; LA CARTE SERVICES AVAILABLE TO ODYSSEY RESIDENTS. A Jayman BUILT community with the best location, directly adjacent to Calgary's largest lake, the last of its kind in the award-winning community of Mahogany & only resort community on a lake. Impressive landscaping matches the picturesque views from your future backyard, with fountains, park benches, bridges, pathways & raised planters. 40,000 sf amenity centre speaks for itself. Activities available for all interests & hobbies. Including a swimming pool w/ a 2-story water slide, a golf simulator, a fitness centre, a movie theatre & so much more... 24-hour, 7-day-a-week security & concierge service. Your new home features open floor plans that enhance your lifestyle with Jayman Core Performance & beautiful Fit and Finish. This home includes exceptional building specifications, including solar panels on every building, forced air, heat and air conditioning, triple-pane windows, Vancouver-inspired architecture with oversized covered balconies, and hardie board siding with extensive brick & stone masonry. Truly a one-of-a-kind

experience, join the select few who will call ODYSSEY 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, 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 day care. Amazing \$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!