



**128, 122 Mahogany Centre SE  
Calgary, Alberta**

**MLS # A2319402**



**\$419,900**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	609 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 565
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Open Floorplan, Recreation Facilities, Separate Entrance		

**Inclusions:** Electric fireplace, tv bracket, window coverings, bidet toilet seat

Welcome to a truly exceptional residence in award-winning Westman Village, Calgary's premier lakeside retreat. Unlike standard, narrow layouts that confine you to 9-foot heights and restrictive footprints, this expansive, superior 609 sq. ft. suite showcases soaring 12-foot ceilings and a 17'10" x 16'8" great room, leaving you with options as to how to lay out your furniture, accommodate larger sectionals, and enjoy comfortable multi-zone entertaining. Built on a solid, fully concrete ground floor foundation with a massive structural separation layer overhead, this residence delivers a premium feeling of privacy, and the large transom windows flood the home with natural light. Step through your entry door onto a private, screened oversized garden terrace. Perfectly positioned on a premium corner, this outdoor retreat overlooks a peaceful courtyard fountain, offering the relaxing soundtrack of running water. It is the perfect setup for enjoying the upscale, active resort-style ambience of the village courtyard. Inside, the home has been extensively customized with premium millwork, featuring an elegant electric fireplace media feature wall with glass display cabinetry and abundant concealed storage. The well-designed kitchen is meticulously optimized for maximum efficiency with custom cabinetry, enhanced pantry space, pull-out drawers, and vertical organizers. The true brilliance of this floor plan is its intelligent zoning. The bedroom, four-piece bath, laundry, custom walk-in closet, and a dedicated hallway tech/storage room are all quietly tucked away down a private rear corridor. Designed with an emphasis on unmatched efficiency, this layout offers more hidden storage capacity and smart space utilization than almost any other one or two-bedroom layout in the entire complex. Enjoy full access to the 40,000 sq. ft. Village Centre and Mahogany's private

beaches. Don't settle for a compressed layout, own a turnkey luxury retreat.