



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**302, 2231 Mahogany Boulevard SE
Calgary, Alberta**

MLS # A2321447



\$889,000

Division:	Mahogany		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	942 sq.ft.	Age:	2018 (8 yrs old)
Beds:	2	Baths:	2
Garage:	Electric Gate, Guest, Heated Garage, In Garage Electric Vehicle Charging Sta		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 865
Basement:	-	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Built-in Features, Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Walk-In Closet(s)		
Inclusions:	None		

VIEWS ARE EVERYTHING! WHERE LUXURY MEETS THE LAKE! Perched on the 3RD floor with a PREMIUM CORNER ORIENTATION, this remarkable residence offers uninterrupted, panoramic views of MAHOGANY LAKE a setting so serene and expansive, it evokes the feeling of a private beachfront retreat. From sunrise reflections dancing across the water to golden-hour evenings that flood the home in warmth, every moment here is framed by natural beauty. The WRAPAROUND BALCONY becomes your personal escape where morning coffee feels like a lakeside getaway, and evenings unfold with a sense of calm, privacy, and QUIET LUXURY. It's a rare blend of tranquility and sophistication, where the rhythm of the water meets the elegance of refined living. This is more than a view, it's a daily experience of peace, presence, and elevated lifestyle. Enjoy a stunning panorama of Mahogany Lake and MAHOGANY ISLAND to the east and north, CITY SKYLINE glimpses to the northwest, and breathtaking sunsets over the majestic ROCKY MOUNTAINS to the west - all from this exceptional residence in prestigious Westman Village Calligraphy. Your active lifestyle in this WORLD CLASS complex would involve a brief stroll around the VILLAGE RECREATION CENTRE, a warm-up run at the FITNESS CENTRE, shooting a few hoops in the FULL-SIZED BASKETBALL COURT then some VIRTUAL GOLF before finally cooling off in the OLYMPIC-SIZED SWIMMING POOL and another one with kiddie slides. You may cook a few snacks in their COMMERCIAL KITCHEN and enjoy a good book in the cozy ATRIUM. Then add more action as you play BILLIARDS, darts, cards or board games in the GAMES ROOM. Then unwind with a glass of wine at the Rec Centre bar. Movies are also always playing at the MOVIE THEATRE where

WORSHIP SERVICES are held on Sundays. You may even book guests to stay a few nights at Westman's guest suites and treat them to CHAIRMAN'S STEAKHOUSE or some Jazz blues with wine and dinner at ALVIN'S JAZZ BAR. There are restaurants and shops in the Westman complex and more NEARBY at the Mahogany shopping centre. Reflective of its FORMER SHOWHOME heritage, this fabulous UNIT has all the bells and whistles INCLUDING 9-FT CEILINGS, LUXURY VINYL PLANK FLOORING, STYLISH MIRRORS, and UPGRADED LIGHT FIXTURES. The GALLEY KITCHEN boasts of STAINLESS-STEEL APPLIANCES WITH A STOVE TOP, FUNNEL-TYPE HOOD FAN AND SEPARATE OVEN, QUARTZ COUNTERTOPS WITH A BREAKFAST BAR, DESIGNER BACKSPLASH, WHITE CABINETS, and A PANTRY. The OPEN FLOOR PLAN Kitchen, dining and living rooms with TRAY CEILINGS and tons of windows are FLOODED WITH NATURAL LIGHT. The 255 sq. ft., L-shaped CORNER BALCONY offers relaxed outdoor living with expansive lake, city and mountain views. The spacious PRIMARY bedroom, with HIS AND HERS CLOSETS and 3-pc ensuite also offers GORGEOUS VIEWS. There is a DEEP SOAKER TUB in the 4pc main bath just in front of the 2nd bedroom, also with 9 ft. TRAY CEILINGS and a huge WALK-IN CLOSET. Includes in-suite washer and dryer and 2 HEATED TITLED PARKING SPOTS. SEEING IS BELIEVING!