



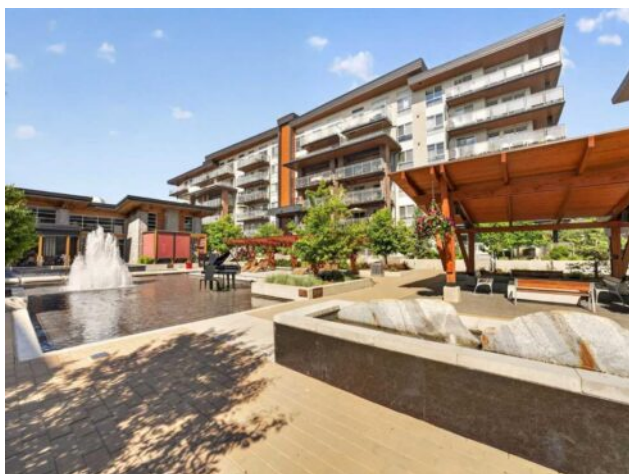
GRASSROOTS
REALTY GROUP

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614, 11 Mahogany Circle SE
Calgary, Alberta

MLS # A2323815

\$749,500



Division:	Mahogany		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	876 sq.ft.	Age:	2018 (8 yrs old)
Beds:	2	Baths:	2
Garage:	Gated, Parkade, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 812
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters, Vaulted Ceiling(s)		

Inclusions: N/A

Elevated lake living meets exceptional privacy in this rare top-floor residence at Westman Village in Mahogany. Ideally positioned on the quiet side of the building facing away from the central courtyard, this executive two-bedroom, two-bathroom condo offers a peaceful setting, unobstructed views to the east, peekaboo views of Mahogany Lake, and an oversized patio designed to make the most of the beautiful outlook. Impressive 13-foot ceilings and expansive windows create a remarkable sense of space while filling the home with natural light. The top-floor location provides added privacy, reduced noise, and uninterrupted sightlines, creating a bright and refined living environment that feels removed from the activity below. Proudly offered by the original owner and meticulously maintained, the residence features an upgraded kitchen package with premium appliances, stone countertops, enhanced cabinetry, and a large breakfast bar. This highly functional layout provides exceptional prep space, additional seating, and a natural gathering place rarely found in comparable units. The open-concept floor plan flows seamlessly through the dining and living areas and out to the oversized covered patio. With plenty of room for outdoor furniture, dining, and entertaining, this impressive outdoor space is the perfect place to enjoy peaceful mornings, expansive eastern views, and glimpses of the lake. The spacious primary suite includes a customized walk-through closet with built-in organization. The well-appointed ensuite features upgraded finishes, while the second bedroom and full bathroom provide excellent flexibility for guests, a home office, or those looking to downsize without compromise. Additional highlights include luxury vinyl plank flooring throughout with no carpet, a thoughtfully designed in-suite laundry area with built-in storage, central air conditioning,

triple-pane windows, secure concrete construction, and two titled underground heated parking stalls. Westman Village offers one of Calgary's most complete resort-style living experiences, with an impressive collection of amenities that includes fitness and wellness facilities, social and entertainment spaces, a wine vault, hot tubs, steam rooms, and much more. The pet-friendly community is designed for a connected, convenient, and virtually maintenance-free lifestyle. Residents also enjoy access to the private Mahogany Beach Club and the community's extensive year-round recreational opportunities, including lake access, paddleboarding, swimming, skating, fitness programming, and community events. More than simply a condominium, this is a quiet, top-floor luxury residence offering rare privacy, dramatic 13-foot ceilings, an exceptional kitchen design, two titled parking stalls, and an oversized patio with unobstructed eastern and peekaboo lake views—all within one of Calgary's most sought-after lake communities.