



**GRASSROOTS**  
REALTY GROUP

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208, 12 Mahogany Path SE  
Calgary, Alberta

MLS # A2325061



**\$649,900**

|           |                                    |        |                  |
|-----------|------------------------------------|--------|------------------|
| Division: | Mahogany                           |        |                  |
| Type:     | Residential/High Rise (5+ stories) |        |                  |
| Style:    | Apartment-Single Level Unit        |        |                  |
| Size:     | 984 sq.ft.                         | Age:   | 2018 (8 yrs old) |
| Beds:     | 2                                  | Baths: | 2                |
| Garage:   | Parkade, Titled, Underground       |        |                  |
| Lot Size: | -                                  |        |                  |
| Lot Feat: | -                                  |        |                  |

|             |                                                                                                                                                            |            |        |
|-------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|--------|
| Heating:    | Forced Air                                                                                                                                                 | Water:     | -      |
| Floors:     | Tile, Vinyl                                                                                                                                                | Sewer:     | -      |
| Roof:       | -                                                                                                                                                          | Condo Fee: | \$ 799 |
| Basement:   | -                                                                                                                                                          | LLD:       | -      |
| Exterior:   | Composite Siding, Stone, Wood Frame                                                                                                                        | Zoning:    | DC     |
| Foundation: | -                                                                                                                                                          | Utilities: | -      |
| Features:   | Breakfast Bar, Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Storage, Walk-In Closet(s) |            |        |
| Inclusions: | BBQ                                                                                                                                                        |            |        |

Premium adult&nbsp;living Mahogany! Located&nbsp;steps to the lake and loaded with amenities, Westman Village may well be what you have been seeking all along. With almost 1000 square feet of living space,&nbsp;this lovingly cared for&nbsp;2 bedroom and 2 bathroom is, quite simply, quality. Beautiful building curb appeal and immaculate common area bring you to your new home. Total open concept layout is highlighted by the dream kitchen, which boasts plenty of cupboard space, a high end stainless steel appliance package, undermount cabinet lighting, quartz countertops, and breakfast bar overlooking the living and dining areas. Spacious living room will accommodate your specific furniture placement. Expansive balcony area with natural gas BBQ hookup is a perfect and quiet retreat after a day of visitation and activity. Two generous sized bedrooms are located on opposite sides of the unit. Primary bedroom includes a private ensuite with a full sized shower, a large make-up counter space and spacious walk-in closet with built-in organizers. Completing this beautiful&nbsp;space are the spacious second bedroom, a full main bathroom, and a large storage area with built-ins and front load washer/dryer. Vinyl&nbsp;plank, tile flooring, 9 foot ceilings dominate. Enjoy the comfort of central air conditioning for those warm summer&nbsp;days. Located on the second floor leading to easy indoor access of all of the many amenities this community has to offer. Gym/Fitness center, golf simulator, 2 indoor pools, kitchen, party room with billiards, theatre, gym for pickleball and yoga, wood shop, art studio, wine room, library, and lounge area are just a few of the all season activities this complex has to offer. Taking the time to view everything on your&nbsp;tour will certainly be worth your while. Concierge and 24/7 security service are icing on the&nbsp;cake. Steps to

Mahogany Beach Club, the many area walking paths, shops, and amenities. This is truly a one of a kind opportunity. Show and sell.