



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

101, 23 Mahogany Circle SE
Calgary, Alberta

MLS # A2330268



\$1,799,000

Division:	Mahogany		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	1,255 sq.ft.	Age:	2017 (9 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Heated Garage, Insulated, S		
Lot Size:	-		
Lot Feat:	-		

Heating: In Floor, Forced Air, Natural Gas

Floors: Hardwood, Tile

Roof: Asphalt/Gravel

Basement: Full

Exterior: Composite Siding, Stone, Wood Frame

Foundation: Poured Concrete

Water: -

Sewer: -

Condo Fee: \$ 2,240

LLD: -

Zoning: DC

Utilities: -

Features: Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: Attached theatre media equipment and TVs (as-is)

WESTMAN VILLAGE - ABSOLUTELY THE FINEST LAKE + CITY VIEWS IN SOUTH CALGARY! The Resort on Lake Mahogany. Your home reflects your lifestyle and luxury at Reflection. You can upsize your life without compromising on how or where you live. Welcome to this one-of-a-kind, 2350+ SF custom-designed and professionally decorated luxury lakeside condo in the exclusive Reflection section at Westman Village on Mahogany Lake—Calgary's premier resort-style lakefront community. Luxurious 3 bedroom / 3 Car INDOOR TITLED parking / 4-bathroom home with amazing views from both levels overlooking Mahogany Lake. Private WALK OUT two-story home with over 2350 sf of living space and 1500 sf of exclusive outdoor covered & screened balcony area. SEVERAL UPGRADES - Rare White kitchen cabinet palette, Wolf & Sub-zero stainless-steel appliances with an induction cooktop with hood cover, built-in ovens, closet organizers, A/C, high-end light & plumbing fixtures. BONUS: same-level access to your own 2-car heated garage with epoxy floor, plus an extra underground titled parking stall! Jayman BUILT community with the best location, directly adjacent to Calgary's largest lake, the last of its kind, 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, so much more... 24-hour, 7-day-a-week security & concierge service. Jayman Core Performance & Fit and Finish. This home includes exceptional building specifications, including solar panels on every

building, forced air, in-floor 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 REFLECTION 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 indoor electric dual car chargers, 3 restaurants, Alvin's Restaurant (casual-upscale jazz bar), Chairman's Steakhouse & Diner Deluxe. Plus, Analog Coffee, Chopped Leaf, Diner Deluxe, Village Medical, Mahogany Village Dental, Sphere Optometry, Simply for Life, Moderna Cannabis, Marble Slab, Dolphin Dry Cleaners, 5 Vines & Mode Fitness Studio, Pie Junkie, a day care and a medical spa. Amazing \$8 Million on the surface & landscaping: 596 Trees, 8019 shrubs, 1940 grasses, 4292 perennials, 10 fountains onsite! Experience the fantastic community and 5-star resort-style living where every day feels like a vacation...Welcome home!