



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**301, 2231 Mahogany Boulevard SE
Calgary, Alberta**

MLS # A2214502



\$799,900

Division:	Mahogany		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,050 sq.ft.	Age:	2018 (7 yrs old)
Beds:	2	Baths:	2
Garage:	Electric Gate, Guest, Heated Garage, In Garage Electric Vehicle Charging Station		
Lot Size:	-		
Lot Feat:	Close to Clubhouse, Street Lighting, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 945
Basement:	-	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, High Ceilings, Open Floorplan, Stone Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

****LAKE FRONT & BEACH VIEWS**** Welcome to the highly sought-after, always in-demand resort-style living in beautiful Westman Village. The all-ages condo is ideally situated on the shores of Mahogany Lake with extensive walking paths, sandy beaches, and 4 seasons of activities! This bright, beautiful, and nicely upgraded 3rd-floor corner suite is built to Jayman's high standard and finish level and is located in Calligraphy III with million-dollar views. It features two spacious bedrooms, with the Primary Suite showcasing a lovely extended living area, ideal for a personal space or media area to enjoy, complemented with a full ensuite with a large walk-in oversized shower. The 2nd bedroom is perfect for family & guests or creatively used for a home office, providing abundant light throughout the day. The expansive main living area on the corner offers ample stacked windows, allowing you to fully appreciate the elevation, inviting the outside in & the stunning bright color palette highlights your upgraded appliances, elegant stone counter & stylish décor. In-suite laundry, spacious foyer, and upgraded pantry included. In addition, TWO TITLED underground parking stalls, including a RARE oversized truck-sized stall. This Jayman BUILT community with the best location, directly adjacent to Calgary's largest lake, the last of its kind, an 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. The 40,000sf amenity center speaks for itself. Activities are available for all interests & hobbies. Including a swimming pool w/a 2 story water slide, golf simulator, fitness centre, movie theatre & so much more! 24-hour, 7-day a week security & concierge service. All homes include

exceptional specifications, including solar panels on every building, forced air, heat, 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 CALLIGRAPHY 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 Jazz Club (casual-upscale jazz bar), Chairman's Steakhouse, our highest amenity & Diner Deluxe. Plus, Analog Coffee, Chopped Leaf, Village Medical, Mahogany Village Dental, Sphere Optometry, Moderna Cannabis, MASH Eats, Marble Slab, Dolphin Dry Cleaners, 5 Vines & Mode Fitness Studio, Pie Junkie, a day care & a medical spa. Amazing \$8 Million spent on the surface & landscaping: 596 Trees, 8019 shrubs, 1940 grasses, 4292 perennials, 10 fountains onsite... Nothing Compares!