



GRASSROOTS
REALTY GROUP

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**315, 11 Mahogany Circle SE
Calgary, Alberta**

MLS # A2290803



\$689,000

| | | | |
|------------------|---|---------------|------------------|
| Division: | Mahogany | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 930 sq.ft. | Age: | 2018 (8 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Heated Garage, In Garage Electric Vehicle Charging Station(s), Parkade, Title | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|--|-------------------|--------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Vinyl | Sewer: | - |
| Roof: | Membrane | Condo Fee: | \$ 883 |
| Basement: | - | LLD: | - |
| Exterior: | Brick, Cement Fiber Board, Wood Frame | Zoning: | DC |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, High Ceilings, No Animal Home, No Smoking Home, Quartz Counters | | |

Inclusions: N/A

Welcome to Calligraphy with resort style living at Westman Village on Mahogany Lake. This fabulous corner unit has two bedrooms, 2 full bathrooms and two parking stalls, one with private storage. The former show suite updates add character in this well-appointed unit. The living/dining room combination has west facing windows to allow the sun to shine in. The kitchen features sliding drawers and a breakfast bar with built-in storage. The primary bedroom accommodates a king-sized bed with room for a dresser, and it has two closets and a 3-piece ensuite with a walk-in shower. The second bedroom is located at the other end of the unit and is great space for an additional sleeping, office, den or craft room and has a walk-in closet for additional storage. There is a 4-piece main bathroom adjacent to the second bedroom. Sliding doors off the dining room lead to a wrap-around, west-facing balcony overlooking the courtyard with a water feature. The unit has additional storage with a pantry and a laundry area. This unit also has two underground titled parking stalls; one has a private storage room. Now let's talk about the 40,000SF Village Centre and its many amenities, it is a must see, ask the concierge for your tour. In the amenity center, you will be able to enjoy the lane pool, activity pool, hot tub, steam room, exercise room, full gymnasium, theatre, industrial kitchen, virtual golf, party room, billiards and darts, craft room, woodworking shop, library, green thumb room, walking track, wine room, fire pit, playground, car wash, dog wash and there are electric vehicle charging stations. Also located in the complex are your favourite retailers, award winning Chairman's Steakhouse and Alvin's Jazz Club, more restaurants, amenities. A 5-minute walk to Sobeys and more shops. The complex is located on Mahogany Lake with its unique pathways. You will be

able to enjoy the Mahogany Beach Club and all it has to offer. Call today and come view this fabulous unit…. don’t just move to a condo, move to a lifestyle! Welcome Home!