



101, 17 Mahogany Circle SE
Calgary, Alberta

MLS # A2111538



\$1,599,900

Division:	Mahogany		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Multi Level Unit		
Size:	1,260 sq.ft.	Age:	2018 (6 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Insulated		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 1,866
Basement:	Full, Walk-Out To Grade	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar		
Inclusions:	N/A		

WESTMAN VILLAGE - Resort Living on Lake Mahogany. Jayman BUILT community with the best location, directly adjacent to Calgary's largest lake, the last of its kind, award-winning community of Mahogany. Luxurious 3 bedroom / 4 bathroom home with fantastic views from both levels overlooking Mahogany Lake. Private WALK OUT home with 2400 sq ft of living space and 1500 sq ft of exclusive outdoor covered balcony area. SEVERAL UPGRADES - Gorgeous kitchen Cabinet gloss white pallet, Stainless steel appliances with a gas cooktop and built-in ovens, closet organizers, A/C, high-end light & plumbing fixtures. BONUS: same-level access to your own double attached garage! Impressive landscaping matches the picturesque views from your future backyard, with fountains, park benches, bridges, pathways & raised planters. The 40,000 sf 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 center, movie theatre & so much more... 24-hour, 7-day-a-week security & concierge service. Your new home features open floor plans, maximizing your lifestyle experience with Jayman Core Performance & beautiful Fit and Finish. 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. Indeed 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, electric dual car chargers, 3 restaurants, including the famous Alvin's Restaurant (casual-upscale jazz bar), Chairman's Steakhouse, our highest amenity & Diner Deluxe. Plus, Analog Coffee, Chopped Leaf, Diner Deluxe, Village Medical, Mahogany Village Dental, Sphere Optometry, Active Sports Therapy, JC Spa, PHI Medical Aesthetics, Moderna Cannabis, MASH Eats, Marble Slab, Dolphin Dry Cleaners, 5 Vines & Mode Fitness Studio, plus Pie Junkie and a daycare. Outstanding \$8 Million on the surface & landscaping: 596 Trees, 8019 shrubs, 1940 grasses, 4292 perennials, 10 fountains onsite! Experience the amazing community and 5-star resort-style living where every day feels like a vacation! Welcome Home!