



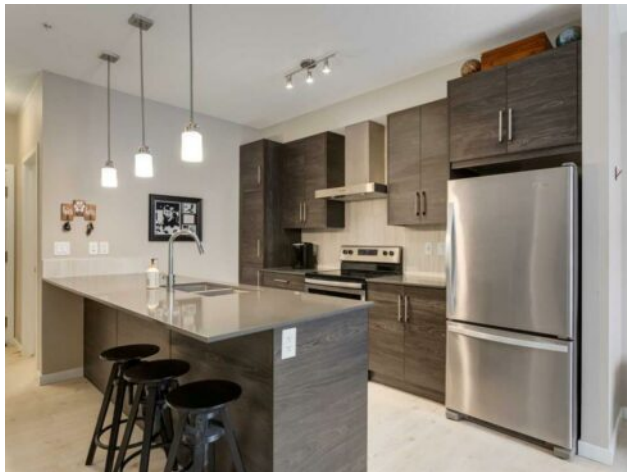
GRASSROOTS
REALTY GROUP

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**407, 122 Mahogany Centre SE
Calgary, Alberta**

MLS # A2185560

\$429,000



Division:	Mahogany		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment		
Size:	600 sq.ft.	Age:	2018 (7 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 533
Basement:	-	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	High Ceilings		
Inclusions:	None		

ABSOLUTELY IMPECCABLE 1 BEDROOM PLUS DEN UNIT IN WESTMAN VILLAGE! This meticulously maintained 1 bedroom plus den/flex space unit offers an exceptionally functional floor plan and access to an absolute abundance of amenities that make Westman Village one of Calgary's premier lake communities. As you enter the unit you will be impressed by its contemporary finishings and attention to detail throughout that make this property feel like a show suite. The sleek design of the kitchen integrates well with the open concept, creating a seamless flow for entertaining and everyday living. The kitchen features quartz countertops, designer flat panel cabinetry, a large breakfast bar, and stainless-steel appliances. The layout is complete with a versatile den/flex space (that can be transformed into a home office, study, or even a guest room), a comfortable and bright main living room, a primary bedroom big enough for a king-sized bed with a full-length closet, a well-appointed 4-piece bathroom, and a spacious in-suite laundry and storage room. The sunny south-facing private balcony provides the perfect setting for sipping your morning coffee or unwinding with a glass of wine in the evening. Additional features include air conditioning in the unit and 1 underground-titled parking stall (C1-0749 on P2). Westman Village is an exceptional community that offers an unparalleled living experience. Nestled along the picturesque shores of Mahogany Lake, this master-planned development sets a new standard for luxurious and convenient living. The centerpiece of the 40,000 sq.ft Village Centre is a state-of-the-art facility that caters to the diverse needs and interests of all residents. Inside, you'll find a world-class fitness center with cutting-edge equipment, full-size gymnasium, swimming pool with a 2-story water slide and hot tub, social/games room, golf

simulator, demonstration kitchen, fully equipped workshop, wine tasting room, library, indoor walking track and natural garden space, dedicated craft room with a kiln, and so much more. The complex also offers 24-hour, 7-day a week security & concierge, 200 visitor parking stalls, EV dual car chargers, extensive pedestrian +15 skywalks & underground connections between buildings, short-term stay suites, numerous landscaped courtyards, a playground and the ever-popular Alvin's Jazz Club and Chairman's Steakhouse. The village main street offers a wide variety of shops and services including Diner Deluxe, The Mash Craft Beer & Pizza, Pie Junkie, Analog Coffee, Chopped Leaf, Marble Slab, medical, dental and optometry offices, Moderna Cannabis, 5 Vines Wine, Beer & Spirits, a fitness studio, day care & more. Welcome to your new home!