



GRASSROOTS
REALTY GROUP

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

301, 24 Mahogany Path SE
Calgary, Alberta

MLS # A2203084



\$739,000

Division:	Mahogany		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,165 sq.ft.	Age:	2020 (5 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 949
Basement:	-	LLD:	-
Exterior:	Mixed, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s)		

Inclusions: Gray cabinets in Kitchen.

Welcome to adult living (55+) in the Odyssey buildings at Westman Village on Mahogany Lake. This fabulous corner unit has two bedrooms and 2 full bathrooms. A generous sized foyer welcomes you into this well-appointed unit. There is a large size living/dining room combination that has west facing windows to allow the sun to shine in. The white kitchen has a large island with seating and plenty of cabinets. The primary bedroom is large and can accommodate a king-sized bed with room for dressers. There is a large 4-piece ensuite with double vanity, walk-in oversized shower with transition flooring and a good-sized walk-in closet. 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. There is a 4-piece main bathroom adjacent to the second bedroom. Off the kitchen are doors leading to a large west facing balcony with awning for additional shade. The unit has plenty of in-suite storage including a large walk-in front closet with shelving, a laundry room also with shelving and a huge pantry beside the kitchen. The unit also has an underground titled parking stall, with cage storage. If you have not visited the 40,000SF Village Centre and its many amenities, it is a must see, ask the concierge for your tour. The complex is connected by a Plus 15 and underground walkways. 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, 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!