



216, 11 Mahogany Circle SE  
Calgary, Alberta

MLS # A2209001



**\$735,000**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,043 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 929
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Doorbell Approved by Board

Lake living in Mahogany offers the ultimate in lifestyle. "Westman Village" is one of the best locations for resort style living built by Jayman. Calligraphy 2, this unit is an end CORNER unit located on the 2nd floor directly across from the Village Centre. This 2-bed/2 bath highlights luxury vinyl plank flooring, 9ft ceilings, central A/C unit, & open concept with privacy layout for both bedrooms and plenty of windows for tons of natural light. A large entrance leads to the kitchen with full height cabinets with soft close drawers & cabinets, quartz counters, a large breakfast bar, S/S high grade modern appliances plus \$10,000 worth of custom Shelf Genie pullouts for convenience. The dining area is spacious and open to the living room surrounded by many windows and perfect for entertaining. Step outside to the oversized deck with frosted glass for added privacy & convenience of a BBQ gas line. The primary bedroom offers an EXTRA large space, 3pc ensuite with O/S walk-in shower, while the second bedroom has a walk-in closet & easy access to the main 4pc. Laundry is located within the suite. The unit comes with secured titled parking & storage in the brightly lit, heated U/G parking that interconnects within the complex. You will not need to walk outside on those cold winter days when you go to the Village Centre to workout, have a swim, play the golf simulator or meet a friend at Alvin's Piano Bar or Chairman's Steakhouse. The list of amenities goes on: 24 hr security, 18hrs per day concierge, car wash, dog was, Ev Charging Stations, hot tub & steam room, movie theatre, industrial kitchen billiards, art room, woodworking shop, library, wine room to secure your collection or enjoy a tasting with a friend, and plant atrium are just a few to mention. Schedule a viewing and seize the opportunity to make resort-style living a part of your

everyday life. Do not forget about the lake and family amenities for gatherings as well. Walking distance to all the shopping & amenities of Mahogany Plaza. Quick access to Deerfoot Tr & Stony Trail ring road.