

\$1,699,900 - 101, 35 Mahogany Circle Se, Calgary

MLS® #A2069310

\$1,699,900

3 Bedroom, 4.00 Bathroom, 1,255 sqft

Residential on 0.00 Acres

Mahogany, Calgary, Alberta

Brand New Home with full Jayman warranty - Last one in WESTMAN VILLAGE - Resort Living on Mahogany Lake. Video links of the Village Center - all 3 floors! Luxurious 3 bedrm / 4 bathrm home with an amazing views from both levels over looking Mahogany Lake. Private WALK OUT home with over 2380 sf of living space and 1500 sf of exclusive out door covered balcony area. SEVERAL UPGRADES - Rare White kitchen Cabinet pallet, Stainless steel appliances with a gas cook top and built in ovens, closet organizers, A/C, Electric fireplace, high end light & plumbing fixtures. BONUS: same level access to your own double attached garage! A Jayman BUILT community with the best location, directly adjacent to Calgary's largest lake, the last of its kind in the award-winning community of Mahogany & only resort community on a lake. Impressive landscaping matches the picturesque views from your future backyard, with fountains, park benches, bridges, pathways & raised planters. 40,000 sf amenity centre speaks for itself. Activities available for all interests & hobbies. Including swimming pool w/ a 2 story water slide, golf simulator, fitness centre, 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 building specifications including solar panels on every building, forced air, heat



+air conditioning, triple pane windows, Click on the icon below to find out how much you can save! Vancouver inspired architecture with oversized covered balconies and hardie board siding with extensive brick & stone masonry. Truly a one of a kind experiences, 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, 4 electric dual car chargers, 3 restaurants, including the popular 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, Simply for Life, Moderna Cannabis, MASH Eats, Marble Slab, Dolphin Dry Cleaners, 5 Vines & Mode Fitness Studio, plus Pie Junkie, a day care and a medical spa. Amazing \$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!

Built in 2018

Essential Information

MLS® #	A2069310
Price	\$1,699,900
Sold Price	\$1,699,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,255
Acres	0.00

Year Built	2018
Type	Residential
Sub-Type	Apartment
Style	Multi Level Unit
Status	Sold

Community Information

Address	101, 35 Mahogany Circle Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 2V7

Amenities

Amenities	Elevator(s), Fitness Center, Gazebo, Guest Suite, Party Room, Playground, Recreation Room
Parking Spaces	2
Parking	Additional Parking, Double Garage Attached, Enclosed, Garage Door Opener, Garage Faces Front, Guest, Heated Garage, Insulated, Public Electric Vehicle Charging Station(s), Secured, Side By Side, Titled

Interior

Interior Features	Bidet, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Built-In Oven, Built-In Refrigerator, Dishwasher, Gas Cooktop, Microwave, Range Hood, Washer/Dryer
Heating	Fan Coil, In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Family Room, Mantle
# of Stories	2
Has Basement	Yes
Basement	Finished, Walk-Out

Exterior

Exterior Features	Covered Courtyard, Lighting, Private Entrance
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Roof	Membrane
Construction	Cement Fiber Board, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 27th, 2023
Date Sold	November 10th, 2023
Days on Market	98
Zoning	DC
HOA Fees	540.69
HOA Fees Freq.	ANN

Listing Details

Listing Office	JAYMAN REALTY INC.
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