

\$1,499,900 - 102, 17 Mahogany Circle Se, Calgary

MLS® #A2105312

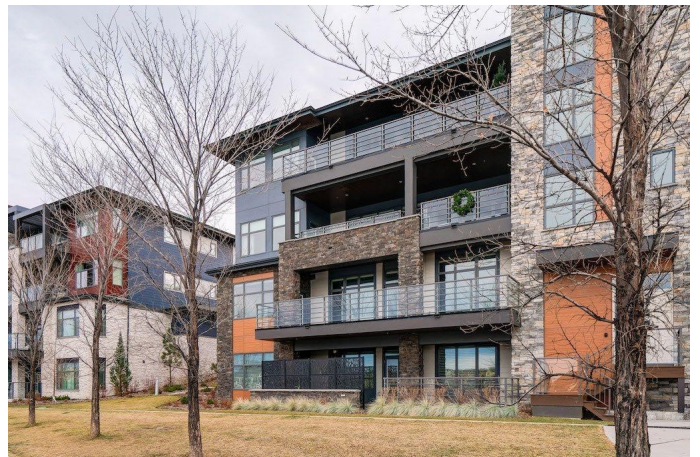
\$1,499,900

3 Bedroom, 4.00 Bathroom, 1,258 sqft

Residential on 0.00 Acres

Mahogany, Calgary, Alberta

Unparalleled level of luxury and sophistication! THE BEST VIEW & PRIVATE LOCATION IN THE COMPLEX! Tucked in the heart of Westman Village. These units hardly ever come available. Jayman built with all the upgrades! This exquisite two-level WALKOUT, close to 2,400sf home epitomizes luxury living with its unparalleled 180 degree waterfront views and lavish amenities. Boasting an expansive layout, this residence offers a harmonious blend of sophistication and comfort. As you step into the expansive main level which features soaring ceilings and floor-to-ceiling windows that frame the breathtaking waterfront panorama. The mesmerizing views are not just a feature but a way of life, seamlessly integrated into the design of each room. The gourmet kitchen, a masterpiece in itself, is equipped with Luxury Wolf and Sub-Zero appliances, catering to the culinary enthusiast's every need. Entertain guests effortlessly in the expansive dining area, huge kitchen island, or on one of the two huge 400sf covered patios. Thus providing the ideal setting for indoor-outdoor living while enjoying the serene waterfront ambiance. The main floor primary bedroom features a gorgeous spa like ensuite bathroom, featuring dual vanities, spacious shower, soaker tub, and walk-in closet. Additionally, the laundry is conveniently located on the main level. Head to the lower level to find 2 more generously sized bedrooms, each accompanied by its own ensuite bath. There is also a private den that



could easily be set up as a media/theatre room to enjoy the newest releases with family and friends. Every inch of this residence is meticulously crafted with the finest materials and finishes, showcasing the commitment to quality and attention to detail. The double attached garage adds an extra layer of convenience, providing secure parking for 2 vehicles. In the heart of Westman Village you are able to walk within a couple minutes to all the amazing amenities the Village offers. Exclusive access to 24/7 Security & Concierge, Recreation facility, pool, waterslide, hot tub, wine room, golf simulator, movie theatre, and much much more. Also steps from a ton of fabulous restaurants and coffee shops, Chairman's Steak House, Alvin's Jazz Club, Analog Coffee, and Diner Deluxe just to name a few. This home is turnkey ready for you to move in today! Don't miss it!

Built in 2018

Essential Information

MLS® #	A2105312
Price	\$1,499,900
Sold Price	\$1,400,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,258
Acres	0.00
Year Built	2018
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	102, 17 Mahogany Circle Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1N9

Amenities

Amenities	Beach Access, Clubhouse, Fitness Center, Indoor Pool, Park, Playground, Recreation Facilities, Secured Parking, Spa/Hot Tub
Parking Spaces	2
Parking	Double Garage Attached
Is Waterfront	Yes
Waterfront	Beach Access, Waterfront

Interior

Interior Features	Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Soaking Tub, Storage, Vinyl Windows
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Induction Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	2
Has Basement	Yes
Basement	Finished, Walk-Out

Exterior

Exterior Features	Balcony, Other
Construction	Composite Siding, Stone, Wood Frame

Additional Information

Date Listed	February 2nd, 2024
Date Sold	May 15th, 2024
Days on Market	103
Zoning	DC

HOA Fees 410.00

HOA Fees Freq. ANN

Listing Details

Listing Office Charles

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