

\$1,599,900 - 101, 17 Mahogany Circle Se, Calgary

MLS® #A2174649

\$1,599,900

3 Bedroom, 4.00 Bathroom, 1,260 sqft

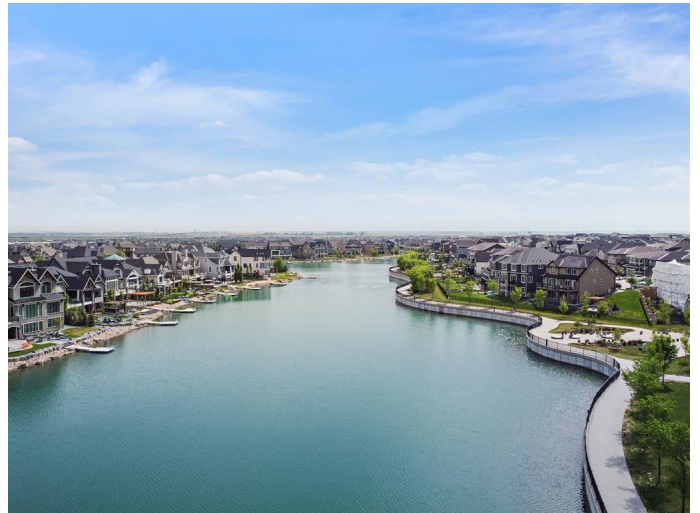
Residential on 0.00 Acres

Mahogany, Calgary, Alberta

WESTMAN VILLAGE - Resort Living on Lake Mahogany. Jayman BUILT community with the best location, directly adjacent to Calgary's largest lake, the last of its kind, award-winning community of Mahogany.

Luxurious 3 bedroom / 4 bathroom home with fantastic views from both levels overlooking Mahogany Lake. Private WALK OUT home with 2400 sq ft of living space and 1500 sq ft of exclusive outdoor covered balcony area. SEVERAL UPGRADES - Gorgeous kitchen Cabinet gloss white pallet, Stainless steel appliances with a gas cooktop and built-in ovens, closet organizers, A/C, high-end light & plumbing fixtures. BONUS: same-level access to your own double attached garage!

Impressive landscaping matches the picturesque views from your future backyard, with fountains, park benches, bridges, pathways & raised planters. The 40,000 sf amenity center speaks for itself. Activities are available for all interests & hobbies. Including a swimming pool w/ a 2-story water slide, golf simulator, fitness center, 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 specifications, including solar panels on every building, forced air, heat + air conditioning, triple pane windows, Vancouver-inspired architecture with oversized covered balconies, and Hardie board siding



with extensive brick & stone masonry. Indeed a one of a kind experience, 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, electric dual car chargers, 3 restaurants, including the famous 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, Active Sports Therapy, JC Spa, PHI Medical Aesthetics, Moderna Cannabis, MASH Eats, Marble Slab, Dolphin Dry Cleaners, 5 Vines & Mode Fitness Studio, plus Pie Junkie and a daycare. Outstanding \$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! Welcome Home!

Built in 2018

Essential Information

MLS® #	A2174649
Price	\$1,599,900
Sold Price	\$1,575,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,260
Acres	0.00
Year Built	2018
Type	Residential

Sub-Type	Apartment
Style	Multi Level Unit
Status	Sold

Community Information

Address	101, 17 Mahogany Circle Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2V7

Amenities

Amenities	Clubhouse, Elevator(s), Fitness Center, Parking, Picnic Area, Recreation Room, Secured Parking, Snow Removal, Trash, Visitor Parking, Car Wash, Dog Park, Gazebo, Game Court Interior, Guest Suite, Indoor Pool, Playground, Pool, Park, Party Room, Recreation Facilities, Roof Deck, Spa/Hot Tub, Workshop
Parking Spaces	2
Parking	Double Garage Attached, Insulated

Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances	Central Air Conditioner, Dishwasher, Dryer, Range Hood, Refrigerator, Washer, Window Coverings, Bar Fridge, Oven-Built-In, Gas Cooktop
Heating	Forced Air, Natural Gas, Fan Coil, In Floor
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Mantle, Double Sided
# of Stories	3
Has Basement	Yes
Basement	Full, Walk-Out

Exterior

Exterior Features	Balcony, Lighting, Private Entrance, Covered Courtyard
Roof	Asphalt Shingle

Construction	Composite Siding, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 23rd, 2024
Date Sold	November 12th, 2024
Days on Market	19
Zoning	DC
HOA Fees	595.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Jayman Realty Inc.
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