

**407, 122 Mahogany Centre SE  
Calgary, Alberta**

**MLS # A2297963**



**\$399,999**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	591 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Garage Door Opener, Heated Garage, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 533
<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>	Closet Organizers		

**Inclusions:** NA

Impeccable 1 Bedroom Plus Den in Calgary's Premier Lake Community Experience the pinnacle of sophisticated living in this meticulously maintained residence. Boasting contemporary finishings and a highly functional floor plan, this unit feels exactly like a professional show suite. The open concept layout is designed for both seamless entertaining and comfortable daily life. The gourmet kitchen serves as the heart of the home with quartz countertops, designer flat panel cabinetry, a large breakfast bar, and premium stainless steel appliances. The versatile layout includes a dedicated den perfect for a home office, a quiet study, or guest accommodations. The bedroom is bright, spacious and large enough for a king sized bed and comes complete with a full length closet. Additional interior highlights include a well appointed 4 piece bathroom and a generous in suite laundry and storage room. Outside, a sunny, south facing private balcony offers the ideal spot for morning coffee or evening relaxation. This home also comes equipped with integrated air conditioning for year round comfort and includes one titled underground parking stall. Westman Village sets a new standard for luxury with its 40,000 square foot Village Centre. Residents enjoy access to a world class array of fitness and health facilities including a state of the art gym, an indoor walking track, a full size gymnasium, and a swimming pool featuring a two story water slide and hot tub. For social and creative pursuits, the centre offers a golf simulator, a wine tasting room, a library, a demonstration kitchen, an arts and crafts room, a theatre, a social/games room and a fully equipped workshop. The community also provides 24/7 security and concierge services, 200 visitor parking stalls, and convenient +15 skywalk connections. Located on the shores of Mahogany Lake, the

community's main street puts everything you need at your doorstep. You can enjoy fine dining at Chairman's Steakhouse or live music at Alvin's Jazz Club. Daily conveniences are abundant with local favorites like Analog Coffee, Diner Deluxe, and Pie Junkie nearby. The village also hosts a full suite of medical, dental, and professional services to ensure a truly walkable lifestyle. Not to mention full access to the lake, with tennis courts, fishing, swimming and skating. Welcome to your new home!