

**128, 122 Mahogany Centre SE
Calgary, Alberta**

MLS # A2319402



\$429,900

Division:	Mahogany		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	609 sq.ft.	Age:	2018 (8 yrs old)
Beds:	1	Baths:	1
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 565
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Recreation Facilities, Separate Entrance		

Inclusions: Electric fireplace, tv bracket, window coverings, bidet toilet seat

Welcome to a truly exceptional residence in the award-winning Westman Village, where luxury, lifestyle, and design come together in one of Calgary's most sought-after lake communities. This rare ground floor suite showcases spectacular 12 foot ceilings and expansive windows that flood the home with natural light while creating an open, airy atmosphere rarely found in condominium living. Step outside through your private screened entry onto an oversized garden terrace, surrounded by custom privacy panels and overlooking the peaceful courtyard fountain. Offering remarkable privacy and tranquility, this outdoor retreat feels more like a private backyard than a condominium patio. Inside, the home has been extensively customized with custom millwork and thoughtfully designed built-ins throughout. A stunning feature wall anchors the living space with an elegant electric fireplace, glass display cabinetry, integrated media storage, and abundant concealed storage. The chef-inspired kitchen has been meticulously optimized with custom cabinetry solutions, enhanced pantry storage, pull-out drawers, vertical baking sheet organizers, and a seamlessly integrated microwave. The upgrades continue throughout the home, including a custom walk-in closet with built-in dresser, dedicated tech workstation, premium Silhouette blinds, and an upgraded all glass entry door with integrated privacy blind - a feature no longer offered in newer phases. Beyond your front door, enjoy full access to the renowned 40,000 sq. ft. Village Centre, featuring a fitness facility, indoor pool, waterslide, golf simulator, wine room, art studio, woodworking shop, indoor walking track, movie theatre, social gathering spaces, and countless year-round activities. As a resident of Westman Village, you'll also enjoy access to the private beaches, pathways, and recreational amenities of Mahogany, Calgary's premier

lake community. Located steps from Chairman's Steakhouse, Alvin's Jazz Club, and the Shops at Mahogany Centre, with favourites like Analog Coffee, Diner Deluxe, Pie Junkie, and 5 Vines Wine & Spirits just outside your door, this is a rare opportunity to own a fully customized, turnkey luxury retreat in one of Calgary's most vibrant communities.