



# 10 Mahogany Circle Calgary Alberta

\$1,250,000

Experience refined, maintenance-free living in this beautifully appointed executive bungalow located in the highly sought-after Westman Village in Mahogany. Designed for both comfort and sophistication, this exceptional home offers an ideal blend of luxury finishes and functional living spaces. This elegant residence features two bedrooms and two full bathrooms, including a generous primary suite designed as a comfortable retreat. A second bedroom equipped with a convenient wall bed offers flexibility for guests, a home office, or multi-purpose living. Large patio space with two separate doors leading to your own oasis! The heart of the home is the gourmet kitchen, complete with stone countertops, a gas cooktop, built-in wall ovens, premium cabinetry, and generous prep space, making it ideal for both everyday cooking and entertaining. The open-concept living and dining areas are enhanced by 10-foot ceilings and large windows that flood the home with natural light, complemented by remote-controlled window coverings for added comfort and convenience. These spaces flow seamlessly to a large private outdoor patio, perfect for relaxing, hosting guests, or enjoying warm summer evenings. Comfort is elevated year-round with in-floor heating throughout the home as well as in the attached double garage, along with central air conditioning to keep the home cool and comfortable during the warmer months. Additional highlights include a dedicated laundry room, functional mudroom, and a double attached garage, providing exceptional convenience, storage, and everyday practicality. Residents of Westman Village enjoy access to an unparalleled collection of executive amenities, creating a resort-style lifestyle unlike anything else in Calgary. These exclusive features include: -Indoor swimming pool with waterslide - Full-sized gymnasium - State-of-the-art fitness centre - Chef's gourmet demonstrat...

Primary Bedroom 12.92 Ft x 13.83 Ft  
 5pc Bathroom 10.00 Ft x 9.92 Ft  
 Other 6.58 Ft x 9.92 Ft  
 Living room 15.50 Ft x 14.58 Ft  
 Kitchen 10.08 Ft x 24.17 Ft

3pc Bathroom 7.08 Ft x 8.50 Ft  
 Bedroom 10.58 Ft x 10.58 Ft  
 Dining room 13.92 Ft x 9.58 Ft  
 Other 5.75 Ft x 9.42 Ft  
 Laundry room 9.17 Ft x 5.67 Ft

Listing Presented By:



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RE/MAX Landan Real Estate

### RE/MAX Realty Professionals

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