



# 12 Mahogany Path Calgary Alberta

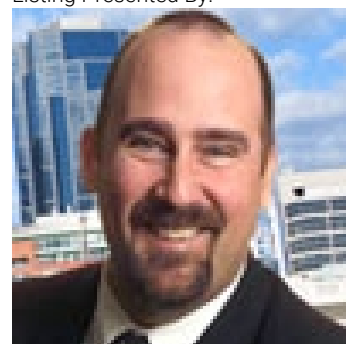
\$685,000

Discover the ultimate resort-style retirement in Westman Village, Calgary's most sought-after lakeside community. Nestled in the exclusive 55+ building, this nearly 1,000 sq. ft. 2-bedroom, 2-bathroom condo offers an elevated lifestyle designed for those looking to downsize without compromise. The unit and building are wheelchair accessible with wide hallways & doorways. From the moment you step inside, the 9-FOOT ceilings and bright, modern finishes create a warm and sophisticated atmosphere. The open-concept kitchen is beautifully designed with sleek cabinetry, QUARTZ countertops, and high-end finishes, making it as functional as it is elegant. The spacious living and dining areas are bathed in natural light, creating the perfect setting for entertaining or quiet evenings at home. The spacious primary bedroom offers ultimate comfort, easily fitting a king-sized bed. The large primary ensuite features a wheelchair-accessible vanity, a spacious stand-up shower, and modern finishes. It flows into a walk-in closet, offering ample storage. For added privacy, the second bedroom and bathroom, which includes an accessible tub/shower combination, are located on the opposite side of the unit. This layout ensures both style and convenience, making it ideal for guests or a home office. A true standout feature of this home is the OUTDOOR BALCONY that offers almost 200 sq/ft of additional space. It's an outdoor retreat that has been upgraded with \$13,000 POWER BLINDS for privacy and wind protection, ensuring year-round enjoyment. With LAKE VIEWS, this quiet balcony offers unparalleled comfort and relaxation, perfect for sipping coffee in the morning or simply taking in the serene surroundings. For added convenience, this unit includes TITLED UNDERGROUND PARKING with a large built-in storage area attached to the titled parking stall, providing extra space for all your seasonal...

Kitchen 10.25 Ft x 10.50 Ft  
 Living room 8.58 Ft x 12.00 Ft  
 Dining room 8.50 Ft x 11.67 Ft  
 Primary Bedroom 10.83 Ft x 11.92 Ft

3pc Bathroom Measurements not available  
 Bedroom 11.00 Ft x 11.25 Ft  
 4pc Bathroom Measurements not available

Listing Presented By:



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