



## 12 Mahogany Path Calgary Alberta

\$715,000

Experience the pinnacle of resort-style retirement in Calgary's most desirable lakeside community--Westman Village. Located in the exclusive 55+ building, this nearly 1,000 sq. ft. 2-bedroom, 2-bathroom air-conditioned condo offers a thoughtfully designed open-concept layout perfect for downsizing without compromise. The unit is fully wheelchair accessible, featuring wide hallways and doorways, including a primary ensuite designed for easy mobility with direct countertop access. The stunning kitchen showcases quartz countertops, stainless steel appliances, and an eat-up island, seamlessly connecting to the dining and living areas. The spacious primary bedroom leads to a large 3-piece ensuite and an oversized walk-in closet. The versatile second bedroom, currently used as a sitting room or guest space, includes a convenient Murphy bed and is situated next to a full 4-piece bathroom. Rare for condo living, this home also boasts a generous laundry room and a large storage/coat closet. Enjoy views of Mahogany Lake and benefit from a titled underground parking stall with an additional storage locker. Westman Village offers more than just a place to live--it's a vibrant, amenity-rich community. The 40,000 sq. ft. Village Centre, connected via a weather-protected +15 walkway, features an indoor pool, hot tub, steam room, gym, walking track, theatre, woodworking shop, art studio, library, party room, golf simulator, and so much more. Concierge service (7 a.m. - 11 p.m.) and 24/7 security ensure peace of mind. Outside your door, enjoy beautifully landscaped pathways around Mahogany Lake, access to the Mahogany Beach Club, and nearby shops including Sobeys--all within walking distance. Whether relaxing or staying active, Westman Village offers a lifestyle of unparalleled luxury, convenience, and community connection. (id:6769)

Living room 11.83 Ft x 11.58 Ft

Kitchen 10.67 Ft x 10.08 Ft

Dining room 6.67 Ft x 5.42 Ft

Primary Bedroom 12.00 Ft x 10.83 Ft

Other 8.75 Ft x 6.17 Ft

3pc Bathroom .00 Ft x .00 Ft

Foyer 7.42 Ft x 3.67 Ft

Storage 6.25 Ft x 5.08 Ft

Laundry room 6.92 Ft x 5.50 Ft

4pc Bathroom .00 Ft x .00 Ft

Bedroom 12.17 Ft x 11.25 Ft

Listing Presented By:



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