



## 2231 Mahogany Boulevard Calgary Alberta

\$715,000

**\*OPEN HOUSE - Sunday, January 25, 12-2PM\* - EXPERIENCE ELEVATED LUXURY LIVING AT WESTMAN VILLAGE**-Welcome to an exceptional opportunity in the prestigious, resort-style community of WESTMAN VILLAGE-a rare offering designed for those who value sophistication, comfort, and an unparalleled lifestyle on Calgary's largest and most celebrated lake. **FORMER SHOWSUITE** at WESTMAN VILLAGE, this exquisite corner-unit 2-bedroom, 2-bath residence with two titled parking stalls redefines luxury condo living. Spanning 1,050 sq ft, this air-conditioned home is bathed in natural light thanks to its premium corner position and generous windows throughout. Elegant 9-foot ceilings, wide-plank luxury vinyl flooring, and an open-concept layout create an inviting sense of space and serenity. The beautifully designed modern kitchen features sleek WHITE cabinetry, quartz countertops, and a refined colour palette that flows seamlessly into the bright and spacious living area. This outdoor patio is a sanctuary and a standout feature - an ideal extension of your living space, perfect for morning coffee, al fresco dining, or sun-filled relaxation. The oversized primary suite is a true retreat, offering ample space for a sitting area or workspace, custom closets with built-in organizers, and a private 3-pc ensuite with stylish, modern finishes. The spacious second bedroom includes a walk-in closet and large window, perfect for guests, family, or versatile use with convenient access to the full, 4-pc bathroom. Additional conveniences include in-suite laundry and a large pantry/storage room, ensuring both comfort and practicality. Perfectly crafted by Jayman BUILT, this residence showcases design integrity, with triple-pane windows, and forced-air heating and cooling. Surrounded by resort-quality landscaping-fountains, pathways, bridges, raised garden planters, and peaceful seating areas-WESTMAN VIL...

Other 3.92 Ft x 8.75 Ft

Kitchen 8.83 Ft x 11.42 Ft

Dining room 9.83 Ft x 11.25 Ft

Living room 11.83 Ft x 13.33 Ft

Primary Bedroom 11.33 Ft x 17.75 Ft

Bedroom 9.92 Ft x 10.83 Ft

Laundry room 2.83 Ft x 3.50 Ft

Storage 2.50 Ft x 4.17 Ft

4pc Bathroom 4.92 Ft x 8.33 Ft

3pc Bathroom 4.92 Ft x 9.00 Ft

Other 6.17 Ft x 21.00 Ft

Listing Presented By:



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