

# \$1,998,000 - 102, 29 Mahogany Circle Se, Calgary

MLS® #A2233083

**\$1,998,000**

3 Bedroom, 4.00 Bathroom, 1,259 sqft

Residential on 0.00 Acres

Mahogany, Calgary, Alberta

Welcome to a rare offering in Reflection at Westman Village, where elevated design meets effortless lakefront living. Perfectly positioned on the shores of Mahogany Lake, this impeccably designed walkout residence features over 2,380 sq ft of refined interior space and an expansive 725 sq ft of covered outdoor balcony—all with uninterrupted views of the water from both levels.

Thoughtfully laid out for everyday comfort and exceptional entertaining, this 3-bedroom, 4-bathroom home blends modern elegance with timeless detail. The gourmet kitchen is a showstopper—featuring a bold cabinetry palette, gas cooktop, built-in wall ovens, premium appliances, and sleek designer finishes. The open-concept main floor is anchored by walls of windows that flood the home with natural light and draw your attention to the shimmering lake just beyond.

Retreat to the luxurious primary suite, where you'll find private balcony access and a spa-inspired 5-piece ensuite complete with a deep soaker tub, dual vanities, walk-in shower, and thoughtful details that encourage rest and relaxation.

The walkout lower level opens directly to Mahogany Lake, inviting you to step outside and enjoy the walking paths, parks, and serene waterfront that make this community so special. Whether you're entertaining on the



terrace or enjoying a quiet morning coffee by the water, this is truly a home designed for connection—to nature, to neighbours, and to lifestyle.

Living in Westman Village means access to a vibrant, maintenance-free lifestyle unlike anything else in Calgary. From the 40,000 sq ft amenity centre featuring a fitness studio, indoor pool with waterslide, golf simulator, wine room, art space, movie theatre, and more—to the rich dining and retail experiences including Chairman's Steakhouse, Alvin's Jazz Lounge, Analog Coffee, and a host of services just steps from your door.

Enjoy the peace of mind that comes with 24/7 concierge and security, heated underground parking (for residents and guests), and a fully connected +15 skywalk and underground tunnel system. Every detail has been considered to create a truly effortless way of life.

Whether you're downsizing, investing in your forever home, or simply seeking a higher standard of everyday living, this rare lakefront residence offers it all—with unparalleled views, sophisticated finishes, and a community designed to live well.

A statement in luxury, lifestyle, and location—this is lakeside living at its finest. Welcome to Westman Village.

Built in 2018

### **Essential Information**

|          |             |
|----------|-------------|
| MLS® #   | A2233083    |
| Price    | \$1,998,000 |
| Bedrooms | 3           |

|                |                  |
|----------------|------------------|
| Bathrooms      | 4.00             |
| Full Baths     | 3                |
| Half Baths     | 1                |
| Square Footage | 1,259            |
| Acres          | 0.00             |
| Year Built     | 2018             |
| Type           | Residential      |
| Sub-Type       | Apartment        |
| Style          | Multi Level Unit |
| Status         | Active           |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 102, 29 Mahogany Circle Se |
| Subdivision | Mahogany                   |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T2M 2V7                    |

### Amenities

|                |                                                                                                                                                                                                                                                                                     |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Indoor Pool, Park, Parking, Party Room, Picnic Area, Playground, Recreation Facilities, Recreation Room, Secured Parking, Snow Removal, Trash, Visitor Parking, Car Wash, Dog Park, Gazebo, Game Court Interior, Guest Suite, Racquet Courts, Workshop |
| Parking Spaces | 2                                                                                                                                                                                                                                                                                   |
| Parking        | Double Garage Attached, Garage Door Opener, Insulated, Side By Side, Public Electric Vehicle Charging Station(s)                                                                                                                                                                    |
| # of Garages   | 2                                                                                                                                                                                                                                                                                   |
| Has Pool       | Yes                                                                                                                                                                                                                                                                                 |

### Interior

|                   |                                                                                                                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wet Bar, Bidet |
| Appliances        | Bar Fridge, Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer                                            |
| Heating           | Fan Coil, Forced Air, Natural Gas                                                                                                                                                                                    |

|              |                          |
|--------------|--------------------------|
| Cooling      | Central Air              |
| # of Stories | 4                        |
| Has Basement | Yes                      |
| Basement     | Finished, Full, Walk-Out |

### Exterior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Exterior Features | Balcony, Lighting, Private Entrance, Covered Courtyard |
| Roof              | Membrane                                               |
| Construction      | Stone, Wood Frame, Cement Fiber Board                  |
| Foundation        | Poured Concrete                                        |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 27th, 2025 |
| Days on Market | 121             |
| Zoning         | DC              |
| HOA Fees       | 448             |
| HOA Fees Freq. | ANN             |

### Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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