\$653,900 - 111, 595 Mahogany Road Se, Calgary

MLS® #A2184183

\$653,900

3 Bedroom, 3.00 Bathroom, 1,461 sqft Residential on 0.00 Acres

Mahogany, Calgary, Alberta

** ALERT â€" NEW MORTGAGE INFO ** This home qualifies for the 30-year amortization for first-time buyers' mortgages ** Jayman Financial Brokers now available to sign-up ** **YOU KNOW THE FEELING WHEN YOU'RE ON HOLIDAYS?** Welcome to Park Place of Mahogany. The newest addition to Jayman BUILT's Resort Living Collection are the luxurious, maintenance-free townhomes of Park Place, anchored on Mahogany's Central Green. A 13 acre green space sporting pickle ball courts, tennis courts, community gardens and an Amphitheatre. Discover the PINOT! An elevated courtyard facing suite townhome with park views featuring the OAK AND ORE ELEVATED COLOUR PALETTE. You will love this palette - The ELEVATED package includes: two-tone kitchen cabinets - Tafisa Viva Black slab kitchen lowers and Vicenza Oak slab kitchen uppers accented with stylish black hardware, coal black Blanco Precis sink, Ceratec Glossy White Chevron Series tile, Luxe Noir Quartz in the kitchen and Elegant White Quartz in all of the baths. The home welcomes you into over 1700 sq ft of fine AIR CONDITIONED living, showcasing 3 bedrooms, 2.5 baths, flex room, den and a DOUBLE ATTACHED SIDE BY SIDE HEATED GARAGE. The thoughtfully designed open floor plan offers a beautiful kitchen boasting a sleek Whirlpool appliance package, undermount sinks through out, a contemporary lighting package, Moen kitchen fixtures, Vichey bathroom fixtures, kitchen back splash tile to







ceiling and upgraded tile package through out. Enjoy the expansive main living area that has both room for a designated dining area, additional flex area and enjoyable living room complimented with a nice selection of windows making this home bright and airy along with a stunning liner feature fireplace to add warmth and coziness. North and South exposures with a deck and patio for your leisure. The Primary Suite on the upper level, overlooking the greenspace, includes a generous walk-in closet and 5 piece en suite featuring dual vanities, stand alone shower and large soaker tub. Discover two more sizeable bedrooms on this level along with a full bath and convenient 2nd floor laundry. The lower level offers you yet another flex area for even more additional living space, ideal for a media room or den/office. Park Place home owners will enjoy fully landscaped and fenced yards, lake access, 22km of community pathways and is conveniently located close to the shops and services of Mahogany and Westman Village. Jayman's standard inclusions for this stunning home are 6 solar panels, BuiltGreen Canada Standard, with an EnerGuide rating, UVC ultraviolet light air purification system, high efficiency furnace with Merv 13 filters, active heat recovery ventilator, tankless hot water heater, triple pane windows, smart home technology solutions and an electric vehicle charging outlet. WELCOME TO PARK PLACE!

Built in 2023

Essential Information

MLS® # A2184183 Price \$653,900

Bedrooms 3 Bathrooms 3.00

Full Baths 2 Half Baths 1 Square Footage 1,461 Acres 0.00 Year Built 2023

Type Residential

Sub-Type Row/Townhouse

Style 3 Storey
Status Active

Community Information

Address 111, 595 Mahogany Road Se

Subdivision Mahogany
City Calgary
County Calgary
Province Alberta
Postal Code T3M 3Y3

Amenities

Amenities Park, Clubhouse, Picnic Area

Parking Spaces 2

Parking Double Garage Attached, Garage Door Opener, Heated Garage, See

Remarks, Side By Side

of Garages 2

Interior

Interior Features Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, No.

Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Tankless Hot Water, Walk-In Closet(s), Vinyl Windows, Smart Home

Appliances Dishwasher, Electric Range, Garage Control(s), Microwave,

Refrigerator, Central Air Conditioner, Range Hood, Tankless Water

Heater

Heating Forced Air, Natural Gas

Cooling None Basement None

Exterior

Exterior Features Courtyard

Lot Description Landscaped, See Remarks

Roof Asphalt Shingle

Construction Wood Frame, Cement Fiber Board

Foundation Poured Concrete

Additional Information

Date Listed December 20th, 2024

Days on Market 104

Zoning TBD

HOA Fees 450

HOA Fees Freq. ANN

Listing Details

Listing Office Jayman Realty Inc.

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