# \$649,900 - 412, 595 Mahogany Road Se, Calgary

MLS® #A2184448

## \$649,900

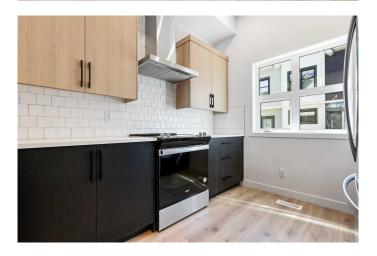
3 Bedroom, 3.00 Bathroom, 1,428 sqft Residential on 0.00 Acres

Mahogany, Calgary, Alberta

\*\*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 MERLOT! 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 cabinets at kitchen. Eye catching chevron white glossy tile at kitchen backsplash. Luxurious black quartz countertop at kitchen island and elegant white quartz countertops at kitchen perimeter and bathrooms. Large format white glossy wall tile at bathrooms with unique triangular shaped tile at vanities. Premium luxury vinyl tile flooring at bathrooms and laundry. Complimentary modern matte black cabinet hardware and interior door hardware. Stunning black pendant lighting fixtures over kitchen eating bar with matching vanity fixtures. 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 and Vichy bathroom fixtures. 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 linear 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. To view your Dream Home today, visit the Show Home at 591 Mahogany Road SE. WELCOME TO PARK PLACE!

Built in 2023

#### **Essential Information**

MLS® # A2184448 Price \$649,900

Bedrooms 3

Bathrooms 3.00 Full Baths 2 Half Baths 1

Square Footage 1,428 Acres 0.00 Year Built 2023

Type Residential

Sub-Type Row/Townhouse

Style 3 Storey
Status Active

# **Community Information**

Address 412, 595 Mahogany Road Se

Subdivision Mahogany

City Calgary
County Calgary
Province Alberta
Postal Code T3M 3Y3

#### **Amenities**

Amenities Clubhouse, Park, 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 Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan,

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

Appliances Central Air Conditioner, Dishwasher, Electric Range, Garage Control(s),

Microwave, Range Hood, Refrigerator, Tankless Water Heater

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Electric, Great Room

Basement None

## **Exterior**

Exterior Features Courtyard

Lot Description Landscaped, See Remarks

Roof Asphalt Shingle

Construction Cement Fiber Board, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed December 23rd, 2024

Days on Market 159
Zoning DC
HOA Fees 450

HOA Fees Freq. ANN

# **Listing Details**

Listing Office Jayman Realty Inc.

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