

**211, 595 Mahogany Road SE
Calgary, Alberta**

MLS # A2156664



\$673,900

Division:	Mahogany		
Type:	Residential/Five Plus		
Style:	3 Storey		
Size:	1,423 sq.ft.	Age:	2023 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Heated Garage, See Remark		
Lot Size:	-		
Lot Feat:	Landscaped, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 296
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Smart Home, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

**** ALERT – 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 GOLD RUSH ELEVATED COLOUR PALETTE. You will love this palette - The ELEVATED package includes; ;. Luxurious marble style tile at kitchen backsplash. Gold color cabinetry hardware throughout. Beautiful luxury vinyl planking and "vinyl tile at bathrooms and laundry. Trendy textured vanity tile at bathroom backsplashes. Sleek chrome finish on kitchen faucet. Stunning pendant light fixtures over kitchen eating bar in black and aged brass and beautiful vanity light fixtures. The home welcomes you into over 1700 sq ft of developed fine 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

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!