



THE
A-TEAM

**RE/MAX
FIRST**

595 MAHOGANY Road #111, Calgary T3M 2Z5

MLS®#: **A2101949**

Area: **Mahogany**

Listing Date: **01/17/24**

List Price: **\$699,900**

Status: **Active**

County: **Calgary**

Change: **+\$10k, 08-May**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Row/Townhouse

City/Town:

Calgary

Year Built:

2023

Lot Information

Finished Floor Area

Abv Sqft:

1,461

Low Sqft:

Ttl Sqft:

1,461

Lot Sz Ar:

Lot Shape:

DOM

123

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

3 Storey

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Landscaped,See Remarks

Double Garage Attached,Garage Door Opener,Heated Garage,See Remarks,Side By Side

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Other**

Construction:

Cement Fiber Board,Wood Frame

Flooring:

Carpet,Laminate,Vinyl

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Electric Range,Garage Control(s),Microwave,Range Hood,Refrigerator,Tankless Water Heater

Int Feat:

Double Vanity,Open Floorplan,Quartz Counters,Smart Home,Tankless Hot Water,Vinyl Windows,Walk-In Closet(s)

Utilities:

Room Information

Room

Other

Dining Room

Laundry

Bedroom - Primary

Walk-In Closet

Bedroom

Den

Level

Lower

Main

Upper

Upper

Upper

Upper

Main

Dimensions

11`3" x 9`9"

12`10" x 9`0"

3`6" x 3`9"

11`3" x 10`3"

4`6" x 6`4"

9`6" x 11`4"

9`0" x 7`8"

Room

Kitchen

Living Room

2pc Bathroom

5pc Ensuite bath

4pc Bathroom

Bedroom

Level

Main

Main

Main

Upper

Upper

Upper

Dimensions

9`1" x 12`3"

11`0" x 13`4"

5`4" x 5`2"

10`3" x 6`2"

5`0" x 8`1"

9`3" x 10`4"

Condo Fee:
\$296

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
TBD

Legal Desc: **2410682**

Remarks

Pub Rmks: ****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 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 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. To view your Dream Home today, visit the Show Home at 174 Mahogany Centre SE. WELCOME TO PARK PLACE!**

Inclusions: **N/A**
Property Listed By: **Jayman Realty Inc.**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



