



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**613 MAHOGANY Road, Calgary T3M 3Y3**

MLS®#: **A2153314**

Area: **Mahogany**

Listing Date: **07/28/24**

List Price: **\$647,900**

Status: **Active**

County: **Calgary**

Change: **-\$12k, 07-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **2023**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,671**  
Low Sqft:  
Ttl Sqft: **1,671**

DOM

**52**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **3 Storey**

Parking

Ttl Park: **2**  
Garage Sz: **2**

Access:

Lot Feat: **Landscaped,See Remarks**  
Park Feat: **Double Garage Attached,Heated Garage,Tandem**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Other**

Construction: **Brick,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,High Ceilings,Open Floorplan,Quartz Counters,Tankless Hot Water,Vinyl Windows,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
Storage	Lower	6`9" x 7`1"
Kitchen	Main	12`1" x 12`4"
Living Room	Main	15`2" x 12`7"
2pc Bathroom	Main	6`9" x 5`2"
5pc Ensuite bath	Upper	8`0" x 8`4"
4pc Bathroom	Upper	8`0" x 5`0"
Bedroom	Upper	9`2" x 11`7"

Room	Level	Dimensions
Foyer	Lower	15`2" x 5`0"
Dining Room	Main	10`10" x 12`7"
Laundry	Main	3`3" x 8`3"
Bedroom - Primary	Upper	10`10" x 10`4"
Walk-In Closet	Upper	4`0" x 8`8"
Bedroom	Upper	10`3" x 12`7"

Condo Fee:  
**\$291**

Title:  
**Fee Simple**  
 Fee Freq:  
**Monthly**

Zoning:  
**TBD**

Legal Desc: **0**

Remarks

Pub Rmks: **\*\* 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 is the luxurious, maintenance-free townhomes of Park Place, anchored on Mahogany's Central Green. A 13-acre green space sporting pickleball courts, tennis courts, community gardens, and an Amphitheatre. Discover the PROSECCO! An elevated corner suite townhome with park and street views featuring the DOWN TO EARTH ELEVATED COLOUR PALETTE. You will love this palette - You will love this palette - The ELEVATED package includes an elegant textured hexagon kitchen backsplash. Luxe champagne gold cabinetry hardware. Sleek black finish on kitchen faucet. Stunning pendant light fixtures in gold and opal glass over kitchen eating bar. Matte black interior door hardware throughout. Large format wall tile at bathrooms around tub/shower, accented with unique hand-made style wall tile at vanity. The home welcomes you into over 1700 sq ft of fine living, showcasing 3 bedrooms, 2.5 baths, and a DOUBLE ATTACHED TANDEM HEATED GARAGE. The thoughtfully designed open floor plan offers a beautiful kitchen boasting a sleek Whirlpool appliance package with electric slide-in range, chimney hood fan and French door fridge, undermount sinks in kitchen and bathrooms, kitchen back splash tile to ceiling, a contemporary lighting package, Moen kitchen fixtures, Vichy bathroom fixture package and stunning Elegant QUARTZ countertops. Enjoy the expansive main living area with both rooms for a designated dining area and an enjoyable living room complimented with an abundance of windows, making this home bright and airy—North and South exposures with a deck and patio for your leisure. The Primary Suite on the upper level includes a generous walk-in closet and 5 five-piece en suite featuring dual vanities, a stand-alone shower, and a large soaker tub. Discover two additional sizeable bedrooms and a full bath for friends and Family. Park Place homeowners will enjoy fully landscaped and fenced yards, lake access, and 22km of community pathways, and are 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, a high-efficiency furnace with Merv 13 filters, an active heat recovery ventilator, a 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 591 Mahogany Road 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**