



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS®#: **A2156408**      Area: **Mahogany**      Listing Date: **08/09/24**      List Price: **\$624,900**  
 Status: **Active**      County: **Calgary**      Change: **-\$13k, 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:      Finished Floor Area  
 Lot Shape:      Abv Sqft: **1,635**  
                     Low Sqft:  
                     Ttl Sqft: **1,635**

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

DOM

**40**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **3 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Brick,Cement Fiber Board,Wood Frame**  
 Heating: **Forced Air,Natural Gas**      Flooring: **Carpet,Vinyl,Vinyl Plank**  
 Sewer:      Water Source:  
 Ext Feat: **Other**      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	Room	Level	Dimensions
Storage	Lower	6`9" x 7`1"	Foyer	Lower	15`2" x 5`0"
Kitchen	Main	10`10" x 15`0"	Dining Room	Main	11`4" x 10`0"
Living Room	Main	15`2" x 12`7"	Laundry	Main	6`9" x 5`7"
2pc Bathroom	Main	2`10" x 7`10"	Bedroom - Primary	Upper	10`9" x 10`4"
5pc Ensuite bath	Upper	8`0" x 8`4"	Walk-In Closet	Upper	4`0" x 8`8"
4pc Bathroom	Upper	8`0" x 5`0"	Bedroom	Upper	9`0" x 12`7"
Bedroom	Upper	9`2" x 11`7"			

Legal/Tax/Financial

Condo Fee:  
\$285

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

Zoning:  
**DC**

Legal Desc: **2410682**

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 CHARDONNAY! An elevated and beautiful suite townhome with North and South exposures 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 12"x24" 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. The home welcomes you into ALMOST 1700 sq ft of fine living space 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, undermount sinks in kitchen and bathrooms, a contemporary lighting package, Moen kitchen fixtures 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. Additional upgrades include the Extra Fit & Finish, spacious main floor area, central island kitchen layout, Whirlpool appliance package with electric slide-in range, chimney hood fan and French door fridge, kitchen back splash tile to ceiling, Vichy bathroom fixture package, Quartz countertops throughout and foyer area on lower level. 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 at 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**