



THE
A-TEAM

**RE/MAX
FIRST**

629 MAHOGANY Road, Calgary T3M 3Y3

MLS® #: **A2156648** Area: **Mahogany** Listing Date: **08/09/24** List Price: **\$654,900**
 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: Finished Floor Area
 Lot Shape: Abv Sqft: **1,667**
 Low Sqft:
 Ttl Sqft: **1,667**

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,Laminate,Vinyl**
 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	12`1" x 12`4"	Dining Room	Main	10`10" x 12`7"
Living Room	Main	15`2" x 12`7"	Laundry	Main	3`3" x 8`3"
2pc Bathroom	Main	6`9" x 5`2"	Bedroom - Primary	Upper	10`10" 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	10`3" x 12`7"
Bedroom	Upper	9`2" x 11`7"			

Condo Fee:
\$291

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 PROSECCO! An elevated corner suite townhome with park and street views featuring the ELEVATED ALABASTER PALETTE. You will love this palette - The ELEVATED package includes two-tone kitchen cabinets. Luxurious marble style tile at kitchen backsplash. Polished chrome cabinetry hardware and interior door hardware throughout. Beautiful luxury vinyl tile at upper floor bathrooms and laundry along with stunning pendant light fixtures over kitchen eating bar in matte black finish. 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:
 Property Listed By:

N/A
Jayman Realty Inc.

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