



THE
A-TEAM

**RE/MAX
FIRST**

595 MAHOGANY Road #211, Calgary T3M 2Z5

MLS®#: **A2156664** Area: **Mahogany** Listing Date: **08/09/24** List Price: **\$687,900**
 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: **1,422**
 Low Sqft:
 Ttl Sqft: **1,422**

DOM

40
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,Garage Door Opener,Heated Garage,See Remarks,Side By Side**

Utilities and Features

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

Construction: **Cement Fiber Board,Wood Frame**
 Flooring: **Carpet,Vinyl,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Garage Control(s),Microwave,Range Hood,Refrigerator,Tankless Water Heater**
 Int Feat: **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)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Other	Lower	11`3" x 9`9"	Kitchen	Main	9`1" x 12`3"
Dining Room	Main	12`10" x 9`0"	Living Room	Main	11`0" x 13`4"
Laundry	Upper	3`6" x 3`9"	2pc Bathroom	Main	5`4" x 5`2"
Bedroom - Primary	Upper	11`3" x 10`3"	5pc Ensuite bath	Upper	10`3" x 6`2"
Walk-In Closet	Upper	4`6" x 6`4"	4pc Bathroom	Upper	5`0" x 8`1"
Bedroom	Upper	9`6" x 11`4"	Bedroom	Upper	9`3" x 10`4"

Den Main 9`0" x 7`8" Legal/Tax/Financial

Condo Fee: \$296 Title: Fee Simple Zoning: DC
Fee Freq: Monthly

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 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 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 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!

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