



THE
A-TEAM

**RE/MAX
FIRST**

595 MAHOGANY Road #213, Calgary T3M 2Z5

MLS®#: **A2156672**

Area: **Mahogany**

Listing Date: **08/09/24**

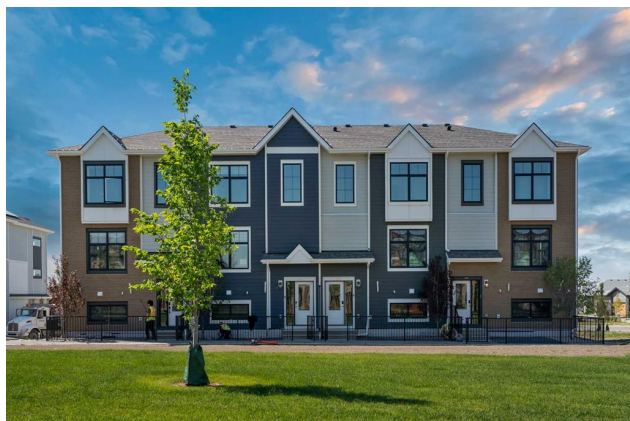
List Price: **\$687,900**

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**

Finished Floor Area
Abv Sqft: **1,418**
Low Sqft:
Ttl Sqft: **1,418**

DOM

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

Lot Information

Lot Sz Ar:
Lot Shape:

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: **Courtyard**

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: **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>
Other	Lower	11`3" x 9`9"
Dining Room	Main	12`10" x 8`5"
Laundry	Upper	3`6" x 3`9"
Bedroom - Primary	Upper	11`3" x 10`3"
Walk-In Closet	Upper	4`6" x 6`4"
Bedroom	Upper	9`6" x 11`4"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	9`1" x 12`9"
Living Room	Main	11`0" x 13`4"
2pc Bathroom	Main	5`4" x 5`2"
5pc Ensuite bath	Upper	10`3" x 6`2"
4pc Bathroom	Upper	5`0" x 8`1"
Bedroom	Upper	9`3" x 10`4"

Den Main 10`0" x 5`5" 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 MERLOT! An elevated courtyard facing suite townhome with park views featuring the ALABASTER ELEVATED COLOUR 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 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, Vickey 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