



THE
A-TEAM

**RE/MAX
FIRST**

585 MAHOGANY Road, Calgary T3M 2Z5

MLS®#: **A2179562** Area: **Mahogany** Listing Date: **11/15/24** List Price: **\$649,900**
 Status: **Active** County: **Calgary** Change: **None** 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: **1,673**
 Low Sqft:
 Ttl Sqft: **1,673**

DOM

6
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** 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: **Central Air Conditioner,Dishwasher,Electric Range,Garage Control(s),Microwave,Range Hood,Refrigerator,Tankless Water Heater,Washer/Dryer,Window Coverings**
 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 OPEN HOUSE - SAT 12:00 to 4:00 PM ** 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 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" tile at bathrooms and laundry. Trendy textured vanity tile at bathroom backsplashes. Sleek chrome finish on kitchen faucet. Stunning pendant light fixtures over the kitchen eating bar are in black and aged brass, and beautiful vanity light fixtures are in aged brass. The home welcomes you into over 1700 sq ft of fine air-conditioned 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, undermount sinks throughout, a contemporary lighting package, Moen kitchen fixtures and stunning Elegant White 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 a washer, dryer, blinds by Wen-Di, and designer Wallpaper feature walls. 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. 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





