

595 MAHOGANY Road #511, Calgary T3M 3Y3

12/24/24 MLS®#: A2184471 Area: Mahogany Listing List Price: **\$663,900**

Status: **Active** Calgary None Association: Fort McMurray County: Change:

Date:



General Information

Residential Prop Type: Sub Type: Row/Townhouse

City/Town: Calgary Finished Floor Area Year Built: 2023 Abv Saft:

Low Sqft: Lot Information

Lot Sz Ar: Ttl Sqft: 1.420 Lot Shape:

<u>Parking</u>

1,420

Ttl Park: 2 2 Garage Sz:

3 (3)

2.5 (2 1)

3 Storey

DOM

Layout

Beds:

Baths:

Style:

43

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** Construction:

Heating: Forced Air, Natural Gas **Cement Fiber Board, Wood Frame**

Sewer: Flooring:

Ext Feat: Courtyard Carpet,Laminate,Vinyl

> Water Source: Fnd/Bsmt: **Poured Concrete**

Dishwasher, Electric Range, Garage Control(s), Microwave, Range Hood, Refrigerator, Tankless Water Heater

Kitchen Appl: Int Feat: Breakfast Bar, 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

Room Level Level Dimensions Dimensions Room Other Lower 11`3" x 9`9" Kitchen Main 9`1" x 12`9" **Dining Room** Main 12`10" x 8`5" **Living Room** Main 11`0" x 13`4" 3`6" x 3`9" 2pc Bathroom 5`4" x 5`2" Laundry Upper Main **Bedroom - Primary** Upper 11`3" x 10`3" 5pc Ensuite bath 10`3" x 6`2" Upper 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** 9'3" x 10'4" Upper

Den	Main	10`0" x 7`8"		
Legal/Tax/Financial				
Condo Fee:		Title:	Zoning:	
\$296		Fee Simple	DC	
		Fee Freq: Monthly		
Legal Desc:	2410682	Monthly		
J			Remarks	
	community gardens COLOUR PALETTE. Y chrome cabinetry ha light fixtures over k flex room, den and a Whirlpool appliance expansive main livir windows making thi greenspace, include bedrooms on this le	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 and Vichy bathroom fixtures. 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. 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		

Inclusions:

Property Listed By: Jayman Realty Inc.

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

today, visit the Show Home at 591 Mahogany Road SE . WELCOME TO PARK PLACE!

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

