

# \$709,900 - 110, 595 Mahogany Road Se, Calgary

MLS® #A2184185

**\$709,900**

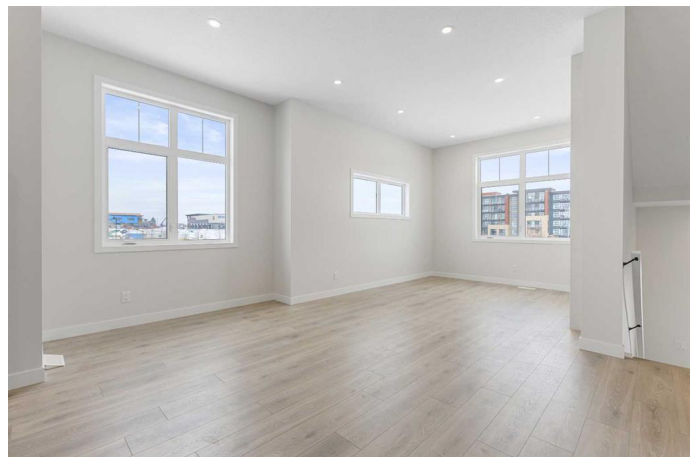
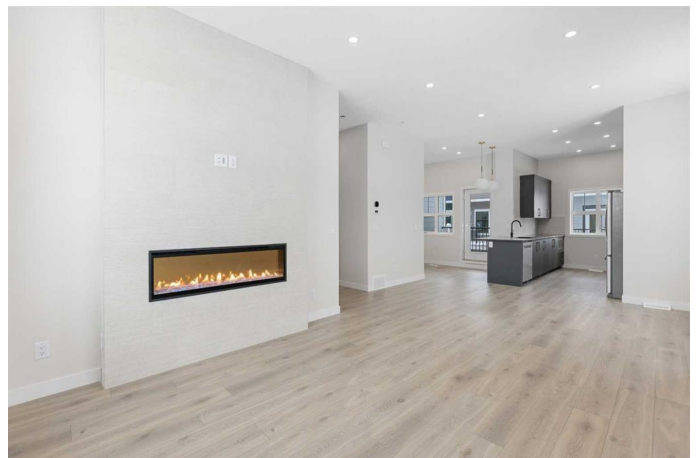
3 Bedroom, 3.00 Bathroom, 1,429 sqft

Residential on 0.00 Acres

Mahogany, Calgary, Alberta

**\*\* ALERT â€“ 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 SHIRAZ! An elevated courtyard facing suite townhome with park views featuring the DOWN TO EARTH PALETTE. You will love this palette - The ELEVATED package includes an elegant textured hexagon kitchen backsplash. Luxe champagne gold cabinetry hardware. Sleek black finish on kitchen faucet. Stunning pendant light fixtures in gold and opal glass over kitchen eating bar. Matte black interior door hardware throughout. Large format wall tile at bathrooms around tub/shower, accented with unique hand-made style wall tile at vanity. The home welcomes you into over 1700 sq ft of fine AIR CONDITIONED 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 liner 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. WELCOME TO PARK PLACE!

Built in 2023

**Essential Information**

MLS® #	A2184185
Price	\$709,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2

Half Baths	1
Square Footage	1,429
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	110, 595 Mahogany Road Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3Y3

### Amenities

Amenities	Park, Clubhouse, Picnic Area
Parking Spaces	2
Parking	Double Garage Attached, Garage Door Opener, Heated Garage, See Remarks, Side By Side
# of Garages	2

### Interior

Interior Features	Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s), Double Vanity, Smart Home, Tankless Hot Water
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Refrigerator, Electric Range, Range Hood, Tankless Water Heater
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Great Room, Decorative, Electric
# of Stories	3
Basement	None

### Exterior

Exterior Features	Other
-------------------	-------

Lot Description	Landscaped, See Remarks
Roof	Asphalt Shingle
Construction	Wood Frame, Cement Fiber Board
Foundation	Poured Concrete

### **Additional Information**

Date Listed	December 20th, 2024
Days on Market	134
Zoning	TBD
HOA Fees	450
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Jayman Realty Inc.
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.