\$649,900 - 412, 595 Mahogany Road Se, Calgary

MLS® #A2184448

\$649,900

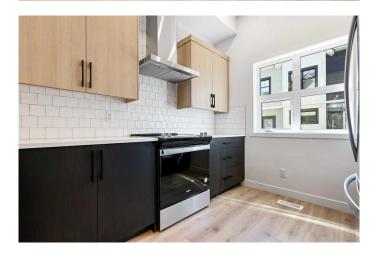
3 Bedroom, 3.00 Bathroom, 1,428 sqft Residential on 0.00 Acres

Mahogany, Calgary, Alberta

BRAND NEW HOME ALERT Great news for eligible First-Time Home Buyers â€" NO GST payable on this home! The Government of Canada is offering GST relief to help you get into your first home. Save \$\$\$\$ in tax savings on your new home purchase. Eligibility restrictions apply. For more details, visit a Jayman show home or discuss with your friendly REALTOR®. **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 OAK AND ORE ELEVATED COLOUR PALETTE. You will love this palette - The ELEVATED package includes two-tone cabinets at kitchen. Eye catching chevron white glossy tile at kitchen backsplash. Luxurious black quartz countertop at kitchen island and elegant white quartz countertops at kitchen perimeter and bathrooms. Large format white glossy wall tile at bathrooms with unique triangular shaped tile at vanities. Premium luxury vinyl tile flooring at bathrooms and laundry. Complimentary modern matte black cabinet hardware and interior door hardware. Stunning black pendant lighting fixtures over kitchen eating







bar with matching vanity fixtures. 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 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 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.

Built in 2023

Bedrooms

Essential Information

MLS® # A2184448

3

Price \$649,900

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,428

Acres 0.00 Year Built 2023

Type Residential

Sub-Type Row/Townhouse

Style 3 Storey
Status Active

Community Information

Address 412, 595 Mahogany Road Se

Subdivision Mahogany

City Calgary
County Calgary
Province Alberta
Postal Code T3M 3Y3

Amenities

Amenities Clubhouse, Picnic Area, Park

Parking Spaces 2

Parking Double Garage Attached, Garage Door Opener, Heated Garage, See

Remarks, Side By Side

of Garages 2

Interior

Interior Features Breakfast Bar, Closet Organizers, Double Vanity, Vinyl Windows,

Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Smart Home, Tankless Hot Water, Walk-In Closet(s)

Appliances Central Air Conditioner, Dishwasher, Electric Range, Garage Control(s),

Microwave, Refrigerator, Range Hood, Tankless Water Heater

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
of Fireplaces 1

Fireplaces Electric, Great Room

Basement None

Exterior

Exterior Features Courtyard

Lot Description Landscaped, See Remarks

Roof Asphalt Shingle

Construction Cement Fiber Board, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed December 23rd, 2024

Days on Market 246
Zoning DC

HOA Fees 450

HOA Fees Freq. ANN

Listing Details

Listing Office Jayman Realty Inc.

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