



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**402, 185 Mahogany Gardens SE
Calgary, Alberta**

MLS # A2268414



\$662,900

Division:	Mahogany		
Type:	Residential/Triplex		
Style:	3 (or more) Storey		
Size:	1,426 sq.ft.	Age:	2023 (3 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Heated Garage, See Remarks		
Lot Size:	-		
Lot Feat:	Landscaped, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 296
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Open Floorplan, Quartz Counters, Smart Home, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

****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 MALBEC! An elevated COURTYARD FACING suite townhome with park views featuring the ALABASTER ELEVATED COLOR PALETTE. You will love this palette - The ELEVATED package includes luxurious style tile at the kitchen backsplash. Beautiful cabinetry hardware throughout. Beautiful luxury laminate flooring on the main and vinyl tile at bathrooms and laundry. Sleek chrome finish on kitchen faucet. Stunning pendant light fixtures over kitchen eating bar and beautiful vanity light fixtures. The home welcomes you into over 1700 sq ft of fine AIR CONDITIONED living, showcasing two spacious Primary Bedrooms, both with their very own private and spa-like 5 piece en suites and a half bath for friends and guests, 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 Align 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. North and South exposures with a deck and patio for your leisure. 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!