



GRASSROOTS
REALTY GROUP

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**112, 595 Mahogany Road SE
Calgary, Alberta**

MLS # A2268418

\$639,900



Division:	Mahogany		
Type:	Residential/Four Plex		
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 Remark		
Lot Size:	-		
Lot Feat:	Landscaped, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 318
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	M-2
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

Highest Value. Lowest Price. Nothing Else Compares! Elevate your Lifestyle at Park Place of Mahogany Lake by Jayman BUILT. 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 MALBEC! An elevated COURTYARD FACING FORMER SHOWHOME suite townhome with park views featuring a Showhome-specific ELEVATED COLOR PALETTE. You will love this palette. The ELEVATED package includes luxurious style tile for the kitchen backsplash. Beautiful cabinetry hardware throughout. Beautiful luxury laminate flooring on the main floor and vinyl tile in the bathrooms and laundry. Sleek chrome finish on kitchen faucet. Stunning pendant light fixtures over the 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, a flex room, a den and a DOUBLE ATTACHED SIDE-BY-SIDE HEATED GARAGE. The thoughtfully designed open floor plan offers a beautiful kitchen with a sleek Whirlpool appliance package, undermount sinks throughout, a contemporary lighting package, Moen Align kitchen fixtures, Vichey bathroom fixtures, a kitchen backsplash tile to ceiling, and an upgraded tile package throughout. Enjoy the expansive main living area, with room for a designated dining area, an additional flex area, and a comfortable living room, complemented by a well-selected window treatment, making this home bright and airy. North and South exposures with a deck and patio for your leisure. The

lower level offers another flex area for additional living space, ideal for a media room or den/office. Upgraded with Showhome wallpaper and window coverings. Park Place homeowners will enjoy fully landscaped and fenced yards, lake access, 22km of community pathways, and are conveniently located near 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!