



GRASSROOTS
REALTY GROUP

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131 Mahogany Gardens SE
Calgary, Alberta

MLS # A2198402



\$549,900

Division:	Mahogany		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,415 sq.ft.	Age:	2023 (2 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, Vinyl, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 243
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

****BRAND NEW HOME ALERT**** Great news for eligible First-Time Home Buyers – 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 MOSCATO! An elevated townhome with North and South exposures featuring the GOLD RUSH ELEVATED COLOUR PALETTE. You will love this palette - The ELEVATED package include Luxurious marble style tile at kitchen backsplash. Gold color cabinetry hardware throughout. Beautiful luxury vinyl planking and vinyl tile at bathrooms and laundry. Trendy textured vanity tile at bathroom backsplashes. Sleek chrome finish on kitchen faucet. Stunning pendant light fixtures over kitchen eating bar in black and aged brass and beautiful vanity light fixtures in aged brass. The home welcomes you into over 1300 sq ft of developed fine living showcasing 2 PRIMARY BEDROOMS each with their very own private ensuite and a DOUBLE ATTACHED TANDEM 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, quartz counter tops throughout, foyer area on the lower level, washer and dryer, air

conditioning and EV rough-in plug. Enjoy the expansive main living area that has room for a designated dining area and enjoyable living room complimented with a nice selection of windows making this home bright and airy along with a stunning linear site line with a deck and patio for your leisure. The TWO Primary Bedrooms on the upper level, both includes a generous walk-in closet with private ensuite with one boasting a 5 piece oasis featuring dual vanities, stand alone shower and large soaker tub. 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 and smart home technology solutions.. To view your Dream Home today, visit the Show Home at 591 Mahogany Road SE. WELCOME TO PARK PLACE!