

# \$643,900 - 585 Mahogany Road Se, Calgary

MLS® #A2184147

**\$643,900**

3 Bedroom, 3.00 Bathroom, 1,673 sqft  
Residential on 0.00 Acres

Mahogany, Calgary, Alberta

**\*\* 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 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 PROSECCO! An elevated corner suite townhome with park and street views featuring the GOLD RUSH ELEVATED COLOUR PALETTE. You will love this palette - The ELEVATED package includes: Luxurious marble-style tile at kitchen backsplash. Gold color cabinetry hardware throughout. Beautiful luxury vinyl planking and 12" x 24" tile at bathrooms and laundry. Trendy textured vanity tile at bathroom backsplashes. Sleek chrome finish on kitchen faucet. Stunning pendant light fixtures over the kitchen eating bar are in black and aged brass, and beautiful vanity light fixtures are in aged brass. The home welcomes you into over 1700 sq ft of fine air-conditioned living, showcasing 3 bedrooms, 2.5 baths, 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 throughout, a



contemporary lighting package, Moen kitchen fixtures and stunning Elegant White QUARTZ countertops. Enjoy the expansive main living area with both rooms for a designated dining area and an enjoyable living room complimented with an abundance of windows, making this home bright and airy—North and South exposures with a deck and patio for your leisure. The Primary Suite on the upper level includes a generous walk-in closet and 5 five-piece en suite featuring dual vanities, a stand-alone shower, and a large soaker tub. Discover two additional sizeable bedrooms and a full bath for friends and family. Additional upgrades include a washer, dryer, blinds by Wen-Di, and designer Wallpaper feature walls. Park Place homeowners will enjoy fully landscaped and fenced yards, lake access, and 22km of community pathways, and are 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, a high-efficiency furnace with Merv 13 filters, an active heat recovery ventilator, a 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® #	A2184147
Price	\$643,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,673

Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### **Community Information**

Address	585 Mahogany Road Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2Z5

### **Amenities**

Amenities	Park, Clubhouse, Picnic Area
Parking Spaces	2
Parking	Double Garage Attached, Heated Garage, Tandem
# of Garages	2

### **Interior**

Interior Features	Double Vanity, High Ceilings, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s), Tankless Hot Water
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Electric Range, Tankless Water Heater
Heating	Forced Air, Natural Gas
Cooling	Central Air
Basement	None

### **Exterior**

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

### **Additional Information**

Date Listed	December 20th, 2024
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Days on Market	82
Zoning	DC
HOA Fees	450
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office            Jayman Realty Inc.

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