

**412, 595 Mahogany Road SE  
Calgary, Alberta**

**MLS # A2184448**



**\$649,900**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,428 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Door Opener, Heated Garage, See Remarks		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 296
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Smart Home, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

**\*\*BRAND NEW HOME ALERT\*\*** Great news for eligible First-Time Home Buyers &ndash; 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&reg;. **\*\*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.