

651 Mahogany Road SE  
Calgary, Alberta

MLS # A2184446



# \$599,900

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,797 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Heated Garage, Single Garage Attached		
<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>	\$ 291
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cement Fiber Board, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, High Ceilings, Open Floorplan, Quartz Counters, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** 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 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 ALABASTER ELEVATED COLOUR PALETTE. You will love this palette - The ELEVATED package includes two-tone kitchen cabinets. Luxurious marble-style tile for the kitchen backsplash. Polished chrome cabinetry hardware and interior door hardware throughout. Beautiful luxury vinyl tile on the upper floor bathrooms and laundry. Stunning pendant light fixtures over kitchen eating bar in matte black finish. The home welcomes you into over 1700 sq ft of fine developed living space, showcasing 3 bedrooms, 2.5 baths, and a SINGLE ATTACHED TANDEM HEATED GARAGE with a wonderful FLEX SPACE OPTION. 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 and Flurry 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. 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. To view your Dream Home today, visit the Show Home at 591 Mahogany Road SE