

# \$582,900 - 641 Mahogany Road Se, Calgary

MLS® #A2184441

**\$582,900**

3 Bedroom, 3.00 Bathroom, 1,655 sqft

Residential on 0.00 Acres

Mahogany, Calgary, Alberta

**\*\*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 **CHARDONNAY!** An elevated and beautiful suite townhome with North and South exposures featuring the **ALABASTER ELEVATED COLOUR PALETTE**. You will love this palette - The **ELEVATED** package includes two-tone kitchen cabinets. Luxurious marble style tile at kitchen backsplash. Polished chrome cabinetry hardware and interior door hardware throughout. Beautiful luxury vinyl tile at upper floor bathrooms and laundry. Stunning pendant light fixtures over kitchen eating bar in matte black finish. The home welcomes you into **ALMOST 1700 sq ft** 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 in kitchen and bathrooms, a contemporary lighting package, Moen kitchen fixtures and stunning **Elegant 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 airyâ€”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 the Extra Fit & Finish, spacious main floor area, central island kitchen layout, Whirlpool appliance package with electric slide-in range, chimney hood fan and French door fridge, kitchen back splash tile to ceiling, Vichy bathroom fixture package, Quartz countertops throughout and foyer area on lower level. 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. WELCOME TO PARK PLACE! \*\* ALERT â€” NEW MORTGAGE INFO \*\* This home qualifies for the 30-year amortization for first-time buyers' mortgages \*\* Jayman Financial Brokers now available to sign-up.

Built in 2023

## Essential Information

MLS® #	A2184441
Price	\$582,900

Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,655
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	641 Mahogany Road Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3Y3

### Amenities

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

### Interior

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

### Exterior

Exterior Features	Other
Lot Description	Landscaped, See Remarks

Roof	Asphalt Shingle
Construction	Wood Frame, Cement Fiber Board
Foundation	Poured Concrete

**Additional Information**

Date Listed	December 23rd, 2024
Days on Market	125
Zoning	DC
HOA Fees	450
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	Jayman Realty Inc.
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