

**589 Mahogany Road SE
Calgary, Alberta**

MLS # A2274258



\$569,900

Division:	Mahogany		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,519 sq.ft.	Age:	2023 (3 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Garage Door Opener, Heated Garage, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 246
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	M-2
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

Welcome home to Jayman's beautiful former Show Home. 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 a SHOW HOME CUSTOM SELECTED ELEVATED COLOUR PALETTE. You will love this palette - The ELEVATED package includes wood-like grain cabinetry throughout. Eye catching tile at kitchen backsplash. Luxurious quartz countertops in the kitchen and extended island. Premium luxury flooring at bathrooms and laundry and luxury vinyl plank flooring on the main. Complimentary modern cabinet hardware and interior door hardware throughout. Stunning pendant light fixtures over kitchen eating bar along with stylish vanity fixtures. 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 SINGLE ATTACHED 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 in the kitchen, foyer area on the lower level with a sizeable flex space with feature wall for additional living, 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. Discover your next home today!