



**GRASSROOTS**

REALTY GROUP

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**589 Mahogany Road SE  
Calgary, Alberta**

**MLS # A2274258**



**\$539,900**

|                  |   |               |                  |
|------------------|---|---------------|------------------|
| <b>Division:</b> | Mahogany  |               |                  |
| <b>Type:</b>     | Residential/Four Plex                                     |               |                  |
| <b>Style:</b>    | 3 (or more) Storey  |               |                  |
| <b>Size:</b>     | 1,519 sq.ft.  | <b>Age:</b>   | 2023 (3 yrs old) |
| <b>Beds:</b>     | 2   | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Garage Door Opener, 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, Vinyl, Vinyl Plank   | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | \$ 266 |
| <b>Basement:</b>   | None   | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Cement Fiber Board, Wood Frame   | <b>Zoning:</b>    | M-2    |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Double Vanity, Open Floorplan, Quartz Counters, Smart Home, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s) |                   |        |
| <b>Inclusions:</b> | N/A  |                   |        |

Highest Value. Lowest Price. Nothing Else Compares! Elevate your Lifestyle at Park Place of Mahogany Lake by Jayman BUILT. 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.&nbsp;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 the kitchen backsplash. Luxurious quartz countertops in the kitchen and an extended island. Premium luxury flooring in 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 the 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 its 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 throughout, a contemporary lighting package, Moen kitchen fixtures, Vichey bathroom fixtures, quartz countertops in the kitchen, a 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 with a designated dining area and a comfortable living room, complemented by a selection of windows that make the home bright and airy. A stunning linear sightline extends

to a deck and patio for your leisure. The TWO Primary Bedrooms on the upper level, both include a generous walk-in closet with private en-suites, with one boasting a 5-piece oasis featuring dual vanities, a stand-alone shower and a 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 include 6 solar panels, BuiltGreen Canada Standard certification, an EnerGuide rating, a 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, and smart home technology solutions. Discover your next home today!