



GRASSROOTS
REALTY GROUP

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**599 Mahogany Road SE
Calgary, Alberta**

MLS # A2276882



\$579,900

Division:	Mahogany		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,672 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Heated Garage, Tandem		
Lot Size:	-		
Lot Feat:	Landscaped, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 318
Basement:	None	LLD:	-
Exterior:	Brick, Cement Fiber Board, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Open Floorplan, Quartz Counters, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		

Inclusions: 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. Discover the PROSECCO! An elevated courtyard facing a townhome with park 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's hardware and interior door hardware throughout. Beautiful luxury vinyl tile on the upper-floor bathrooms and laundry, along with stunning matte-black pendant light fixtures over the kitchen and eating bar. The home welcomes you into over 1700 sq ft of fine AIR CONDITIONED living, showcasing 3 bedrooms, 2.5 baths, a flex room, a den and a DOUBLE ATTACHED TANDEM HEATED GARAGE The thoughtfully designed open floor plan offers a beautiful kitchen with a sleek Whirlpool appliance package, undermount sinks throughout, a contemporary lighting package, Moen kitchen fixtures, Vichey bathroom fixtures, kitchen backsplash tile to ceiling, and an upgraded tile package throughout. Enjoy the expansive main living area, which includes a designated dining area, additional flex space, and an inviting living room. Complemented by a selection of windows that make the home bright and airy, the space is further enhanced by a stunning linear feature fireplace that adds warmth and coziness. North- and South-Facing exposures, with a deck and patio for your leisure. The Primary Bedroom on the upper level,

overlooking the greenspace, includes a generous walk-in closet and a 5-piece ensuite featuring dual vanities, a stand-alone shower and a large soaker tub. Discover two additional spacious bedrooms on this level, along with a full bath and 2nd-floor laundry (Washer/dryer included). The lower level offers another flex area, ideal for a media room or a den/office. Park Place homeowners will enjoy window blinds included, fully landscaped and fenced yards, lake access, 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, high efficiency furnace with Merv 13 filters, active heat recovery ventilator, tankless hot water heater, triple pane windows, smart home technology solutions and an electric vehicle charging outlet. WELCOME TO PARK PLACE!