



GRASSROOTS
REALTY GROUP

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133 Mahogany Gardens SE
Calgary, Alberta

MLS # A2346824



\$579,900

Division:	Mahogany		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,692 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
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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 end unit townhome with park and street views featuring the ROCK SOLID ELEVATED COLOUR PALETTE. You will love this palette - The ELEVATED package includes; stained maple cabinetry throughout - Stylish tile back splash, sleek cabinet hardware - Quartz in the kitchen and Elegant Quartz in all of the baths. The home welcomes you into over 1700 sq ft of fine luxury 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 throughout, 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 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. Additional upgrades include Extra Fit & Finish, kitchen back splash tile to ceiling and a Vichy bathroom fixture package along with a spacious foyer area and storage on the 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 on Mahogany Gardens SE. WELCOME TO PARK PLACE!