

# \$569,900 - 607 Mahogany Road Se, Calgary

MLS® #A2204350

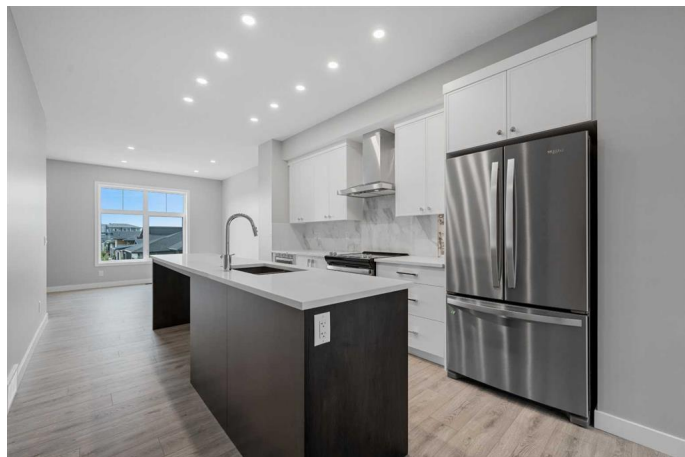
**\$569,900**

3 Bedroom, 3.00 Bathroom, 1,665 sqft

Residential on 0.00 Acres

Mahogany, Calgary, Alberta

**\*\*BRAND NEW HOME ALERT\*\*** Great news for eligible First-Time Home Buyers – NO GST payable on this home! The Government of Canada is offering GST relief to help you get into your new home purchase. Eligibility restrictions apply. For more details, visit a Jayman show home or or discuss with your friendly REALTOR®. 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 along with stunning pendant light fixtures over kitchen eating bar in matte black finish. The home welcomes you into ALMOST 1700 sq ft of fine living space 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 airy—North and South exposures with a deck and patio for your leisure along with AIR CONDITIONING for your warm Summer months. The Primary Bedroom on the upper level includes a generous walk-in closet and 5 five-piece ensuite 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.

Built in 2023

## **Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2204350      |
| Price          | \$569,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,665         |
| Acres          | 0.00          |
| Year Built     | 2023          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 607 Mahogany Road Se |
| Subdivision | Mahogany             |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3M 3Y3              |

### Amenities

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

### Interior

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

### Exterior

|                   |       |
|-------------------|-------|
| Exterior Features | Other |
|-------------------|-------|

|                 |                                       |
|-----------------|---------------------------------------|
| Lot Description | Landscaped, See Remarks               |
| Roof            | Asphalt Shingle                       |
| Construction    | Brick, Cement Fiber Board, Wood Frame |
| Foundation      | Poured Concrete                       |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 20th, 2025 |
| Days on Market | 198              |
| Zoning         | DC               |
| HOA Fees       | 450              |
| HOA Fees Freq. | ANN              |

### **Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Jayman Realty Inc. |
|----------------|--------------------|

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