

# \$639,900 - 111, 595 Mahogany Road Se, Calgary

MLS® #A2235997

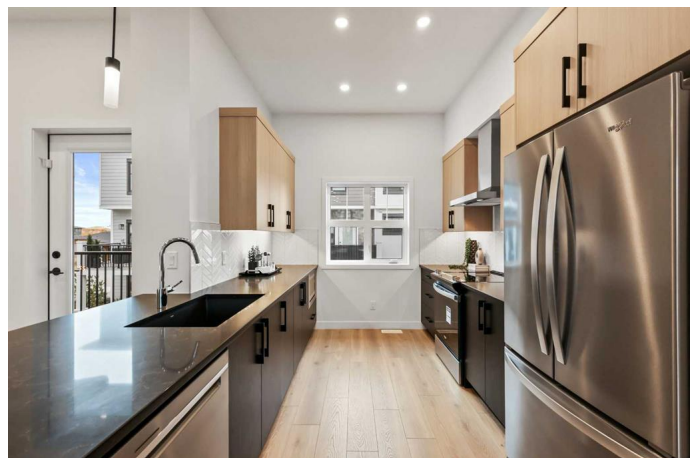
**\$639,900**

3 Bedroom, 3.00 Bathroom, 1,461 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 first home. Save \$\$\$\$\$ in tax savings on your new home purchase. Eligibility restrictions apply. For more details, visit a Jayman show home or discuss with your friendly REALTOR®. **\*\*YOU KNOW THE FEELING WHEN YOU'RE ON HOLIDAYS?\***

Welcome to Park Place of Mahogany. 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 PINOT! An elevated courtyard facing suite townhome with park views featuring the OAK AND ORE ELEVATED COLOUR PALETTE. You will love this palette - The ELEVATED package includes; two-tone kitchen cabinets - Tafisa Viva Black slab kitchen lowers and Vicenza Oak slab kitchen uppers accented with stylish black hardware, coal black Blanco Precis sink, Ceratec Glossy White Chevron Series tile, Luxe Noir Quartz in the kitchen and Elegant White Quartz in all of the baths. The home welcomes you into over 1700 sq ft of fine AIR CONDITIONED living, showcasing 3 bedrooms, 2.5 baths, flex room, den and a DOUBLE ATTACHED SIDE BY SIDE 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, kitchen back splash tile to ceiling and upgraded tile package through out. Enjoy the expansive main living area that has both room for a designated dining area, additional flex area and enjoyable living room complimented with a nice selection of windows making this home bright and airy along with a stunning liner feature fireplace to add warmth and coziness. North and South exposures with a deck and patio for your leisure. The Primary Suite on the upper level, overlooking the greenspace, includes a generous walk-in closet and 5 piece en suite featuring dual vanities, stand alone shower and large soaker tub. Discover two more sizeable bedrooms on this level along with a full bath and convenient 2nd floor laundry. The lower level offers you yet another flex area for even more additional living space, ideal for a media room or den/office. 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.

Built in 2023

**Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | A2235997  |
| Price          | \$639,900 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,461     |
| Acres          | 0.00      |
| Year Built     | 2023      |

|          |               |
|----------|---------------|
| Type     | Residential   |
| Sub-Type | Row/Townhouse |
| Style    | 3 Storey      |
| Status   | Active        |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 111, 595 Mahogany Road Se |
| Subdivision | Mahogany                  |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3M 3Y3                   |

### Amenities

|                |                                                                                      |
|----------------|--------------------------------------------------------------------------------------|
| Amenities      | Clubhouse, Park, Picnic Area                                                         |
| Parking Spaces | 2                                                                                    |
| Parking        | Double Garage Attached, Garage Door Opener, Heated Garage, See Remarks, Side By Side |
| # of Garages   | 2                                                                                    |

### Interior

|                   |                                                                                                                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Smart Home, 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           | Central Air                                                                                                                                                                                         |
| Basement          | None                                                                                                                                                                                                |

### Exterior

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

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 1st, 2025 |
| Days on Market | 1              |

|                |     |
|----------------|-----|
| Zoning         | M-2 |
| HOA Fees       | 450 |
| HOA Fees Freq. | ANN |

## Listing Details

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

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