

# \$627,900 - 599 Mahogany Road Se, Calgary

MLS® #A2204348

**\$627,900**

3 Bedroom, 3.00 Bathroom, 1,672 sqft  
Residential on 0.00 Acres

Mahogany, Calgary, Alberta

**\*\*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 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 corner suite townhome with park and street views featuring the ELEVATED ALABASTER 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 over 1700 sq ft of fine living, showcasing 3 bedrooms, 2.5 baths, and a DOUBLE ATTACHED TANDEM HEATED GARAGE along with AIR CONDITIONING for your warm Summer months. The thoughtfully designed open floor plan offers a beautiful kitchen boasting a sleek Whirlpool appliance package with electric slide-in range, chimney hood fan and French door fridge, undermount sinks in kitchen and bathrooms, kitchen back splash tile to ceiling, a contemporary lighting package, Moen kitchen fixtures, Vichy bathroom fixture package 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 airyâ€”North and South exposures with a deck and patio for your leisure. The Primary Bedroom 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. 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 591 Mahogany Road SE. WELCOME TO PARK PLACE!

Built in 2023

### **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | A2204348  |
| Price          | \$627,900 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,672     |
| Acres          | 0.00      |
| Year Built     | 2023      |

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

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 599 Mahogany Road Se |
| Subdivision | Mahogany             |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3M 3Y3              |

### **Amenities**

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

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Double Vanity, High Ceilings, Open Floorplan, Vinyl Windows, Walk-In Closet(s), Quartz Counters, Tankless Hot Water                |
| Appliances        | Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Central Air Conditioner, Electric Range, 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, Wood Frame, Cement Fiber Board |
| Foundation        | Poured Concrete                       |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 20th, 2025 |
| Days on Market | 21               |
| Zoning         | DC               |

HOA Fees 450  
HOA Fees Freq. ANN

### **Listing Details**

Listing Office Jayman Realty Inc.

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.