

# \$694,900 - 110, 595 Mahogany Road Se, Calgary

MLS® #A2235994

**\$694,900**

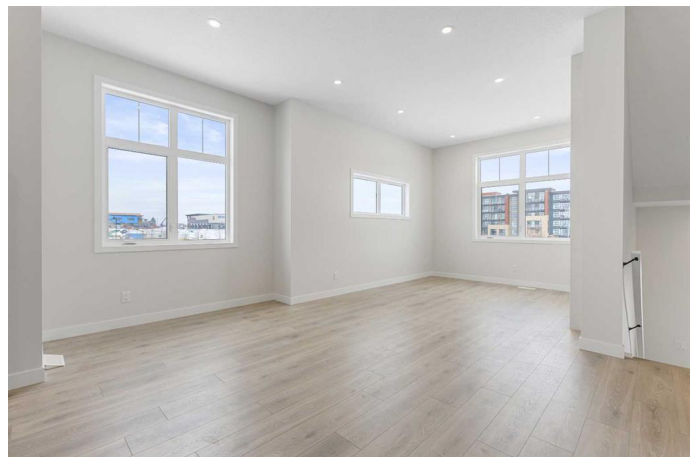
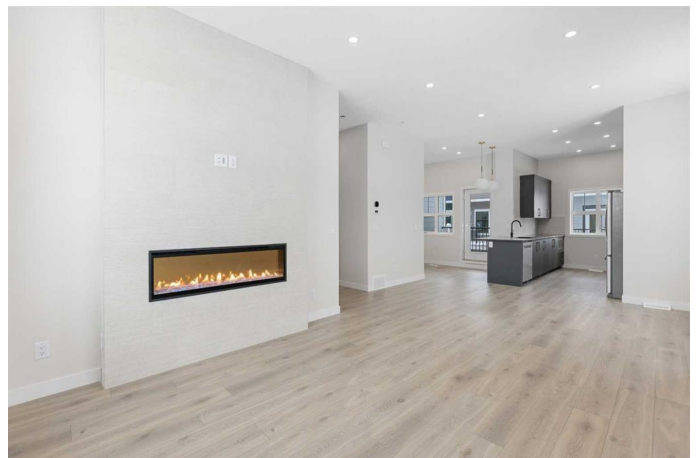
3 Bedroom, 3.00 Bathroom, 1,429 sqft

Residential on 0.00 Acres

Mahogany, Calgary, Alberta

**\*\*BRAND NEW HOME ALERT\*\*** Great news for eligible First-Time Home Buyers â€” 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 REALTORÂ®. **\*\*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 SHIRAZ! An elevated courtyard facing suite townhome with park views featuring the DOWN TO EARTH PALETTE. You will love this palette - The ELEVATED package includes an elegant textured hexagon kitchen backsplash. Luxe champagne gold cabinetry hardware. Sleek black finish on kitchen faucet. Stunning pendant light fixtures in gold and opal glass over kitchen eating bar. Matte black interior door hardware throughout. Large format wall tile at bathrooms around tub/shower, accented with unique hand-made style wall tile at vanity. 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® #	A2235994
Price	\$694,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,429
Acres	0.00
Year Built	2023

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

### **Community Information**

Address	110, 595 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, Garage Door Opener, Heated Garage, See Remarks, Side By Side
# of Garages	2

### **Interior**

Interior Features	Double Vanity, Open Floorplan, Quartz Counters, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Smart Home
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
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Decorative, Great Room
# of Stories	3
Basement	None

### **Exterior**

Exterior Features	Other
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	9
Zoning	M-2
HOA Fees	450
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	Jayman Realty Inc.
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