

# \$569,900 - 625 Mahogany Road Se, Calgary

MLS® #A2204279

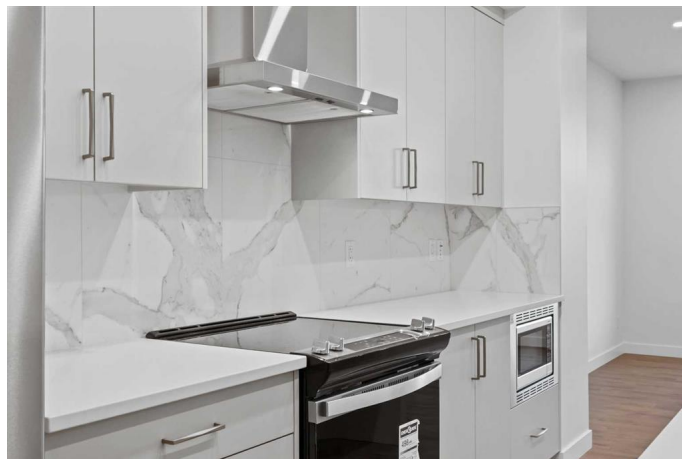
**\$569,900**

3 Bedroom, 3.00 Bathroom, 1,636 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. Visit a Jayman show home or discuss with your 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 GOLD RUSH ELEVATED COLOUR PALETTE. You will love this palette - The ELEVATED package includes; Luxurious marble style tile at kitchen backsplash. Gold color cabinetry hardware throughout. Beautiful luxury vinyl planking and 12â€•x24â€• vinyl tile at bathrooms and laundry. Trendy textured vanity tile at bathroom backsplashes. Sleek chrome finish on kitchen faucet. Stunning pendant light fixtures over kitchen eating bar in black and aged brass. 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. 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. 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® #

A2204279

Price	\$569,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,636
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	625 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, Vinyl Windows, Walk-In Closet(s), Quartz Counters, Tankless Hot Water
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, 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	Wood Frame, Brick, Cement Fiber Board
Foundation	Poured Concrete

**Additional Information**

Date Listed	March 20th, 2025
Days on Market	180
Zoning	DC
HOA Fees	450
HOA Fees Freq.	ANN

**Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.