



# 613 Mahogany Road Calgary Alberta

\$639,900

**\*\* ALERT - NEW MORTGAGE INFO \*\*** This home qualifies for the 30-year amortization for first-time buyers' mortgages **\*\* Jayman Financial Brokers now available to sign-up \*\*** **\*\*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 DOWN TO EARTH ELEVATED COLOUR PALETTE. You will love this 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 living, 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 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 airy--North and South exposures with a deck and patio for your leisure. ...

Storage 6.75 Ft x 7.08 Ft  
 Foyer 15.17 Ft x 5.00 Ft  
 Kitchen 12.08 Ft x 12.33 Ft  
 Dining room 10.83 Ft x 12.58 Ft  
 Living room 15.17 Ft x 12.58 Ft

Primary Bedroom 10.83 Ft x 10.33 Ft  
 5pc Bathroom 8.00 Ft x 8.33 Ft  
 Other 4.00 Ft x 8.67 Ft  
 4pc Bathroom 8.00 Ft x 5.00 Ft  
 Bedroom 10.25 Ft x 12.58 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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**RE/MAX REAL ESTATE  
(CENTRAL)**

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Laundry room 3.25 Ft x 8.25 Ft  
2pc Bathroom 6.75 Ft x 5.17 Ft

Bedroom 9.17 Ft x 11.58 Ft