

# \$549,900 - 131 Mahogany Gardens Se, Calgary

MLS® #A2198402

**\$549,900**

2 Bedroom, 3.00 Bathroom, 1,415 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 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 MOSCATO! An elevated townhome with North and South exposures featuring the GOLD RUSH ELEVATED COLOUR PALETTE. You will love this palette - The ELEVATED package include 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 and beautiful vanity light fixtures in aged brass. The home welcomes you into over 1300 sq ft of developed fine living showcasing 2 PRIMARY BEDROOMS each with their very



own private ensuite 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 through out, a contemporary lighting package, Moen kitchen fixtures, Vichey bathroom fixtures, quartz counter tops throughout, foyer area on the lower level, air conditioning and EV rough-in plug. Enjoy the expansive main living area that has room for a designated dining area and enjoyable living room complimented with a nice selection of windows making this home bright and airy along with a stunning linear site line with a deck and patio for your leisure. The TWO Primary Bedrooms on the upper level, both includes a generous walk-in closet with private ensuites with one boasting a 5 piece oasis featuring dual vanities, stand alone shower and large soaker tub. 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. 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, high efficiency furnace with Merv 13 filters, active heat recovery ventilator, tankless hot water heater, triple pane windows and smart home technology solutions.. To view your Dream Home today, visit the Show Home at 591 Mahogany Road SE. WELCOME TO PARK PLACE!

Built in 2023

### **Essential Information**

MLS® #	A2198402
Price	\$549,900
Bedrooms	2

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,415
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	131 Mahogany Gardens Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3Y2

### Amenities

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

### Interior

Interior Features	Double Vanity, 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	Other
Lot Description	Landscaped, See Remarks
Roof	Asphalt Shingle

Construction	Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	March 20th, 2025
Days on Market	103
Zoning	TBD
HOA Fees	450
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	Jayman Realty Inc.
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