



SHIRAZ

305, 185 MAHOGANY GARDENS SE
CALGARY, AB

N08-0305

AVAILABLE HOME

INQUIRE FOR PRICING

1,742 SQFT

 **3** Bed

 **2.5** Bath

 **2** Car

PARK PLACE OF LAKE MAHOGANY

JAYMAN'S STANDARD INCLUSIONS

- Core Performance with 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
- Smart Home technology solutions
- Electric vehicle charging outlet

PARK PLACE FEATURES

- Situated on 13 acres of green space on Central Green
- Heated garages
- Fully landscaped & fenced yards
- North & South exposure with deck and patio
- Central Green complete with tennis courts, pickleball, community gardens & an amphitheatre
- Lake access for all homeowners
- Conveniently located close to the shops & services of Mahogany and Westman Village
- 22km of community pathways

TO VIEW YOUR NEW DREAM HOME, CONTACT:

Park Place Sales Team

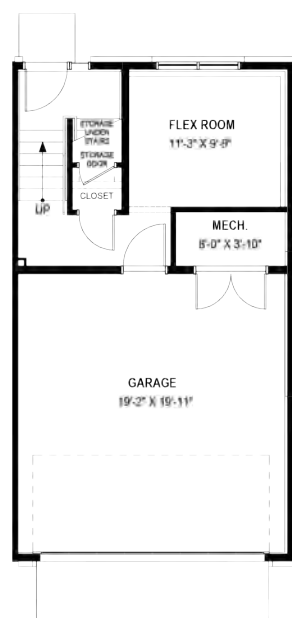
parkplace@jayman.com | 587.327.2133



LIFE READY FOR THE WAY YOU LIVE

ADDITIONAL FEATURES

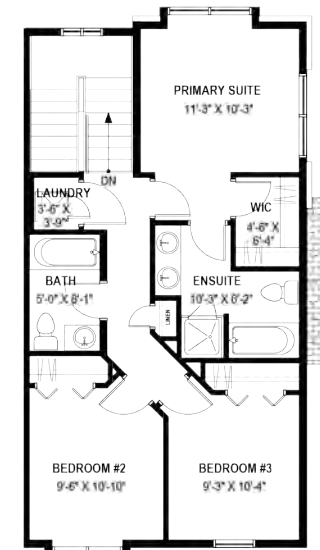
- **EXTRA FIT & FINISH™**
- Corner suite with park views
- Upgraded with an electric fireplace in the great room
- Galley-style kitchen layout
- Expanded dining area
- Whirlpool appliance package with electric slide-in range, chimney hood fan and French-door fridge
- Undermount sinks in kitchen and bathrooms
- Kitchen backsplash tile to ceiling
- Moen Align kitchen fixture package
- Moen Vichy bathroom fixture package
- Quartz countertops throughout
- Flex room on lower level
- EV rough-in plug
- Air conditioning included



LOWER

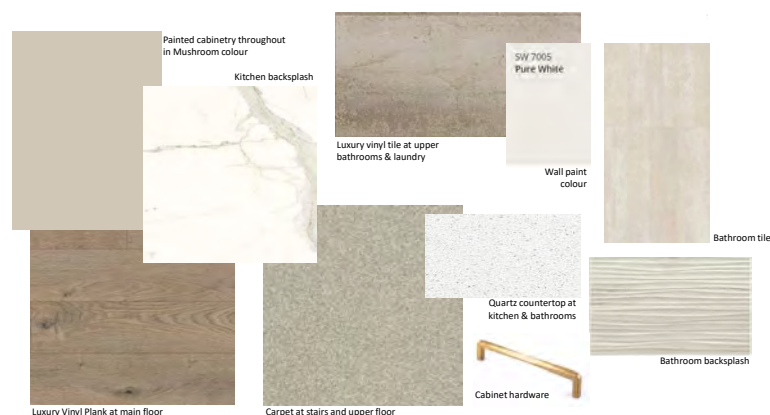


MAIN



UPPER

GOLD RUSH ELEVATED COLOUR PALETTE



IT'S EASIER THAN EVER TO JOIN THE JAYMAN FAMILY



Maximize your home's RESALE EQUITY

Jayman Realty makes selling your home easier than ever. While you concentrate on the purchase of your new Jayman BUILT home, we'll concentrate on the sale of your existing home. We offer full MLS exposure to thousands of licenced REALTORS® and potential buyers through REALTOR.ca.

Providing you the absolute BEST MORTGAGE

Buying a new home is one of the most important financial decisions you will make. Our mortgage professionals will guide you through the entire process, providing you with expert advice to find the best financing solution for your new Jayman BUILT home.

DISCOVER YOUR NEXT HOME AT www.Jayman.com

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