



**MAINTENANCE  
FREE LIVING**



# MERLOT

412, 595 MAHOGANY ROAD SE  
CALGARY, AB

S09-0412

**AVAILABLE HOME**

## INQUIRE FOR PRICING

**1,717** 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

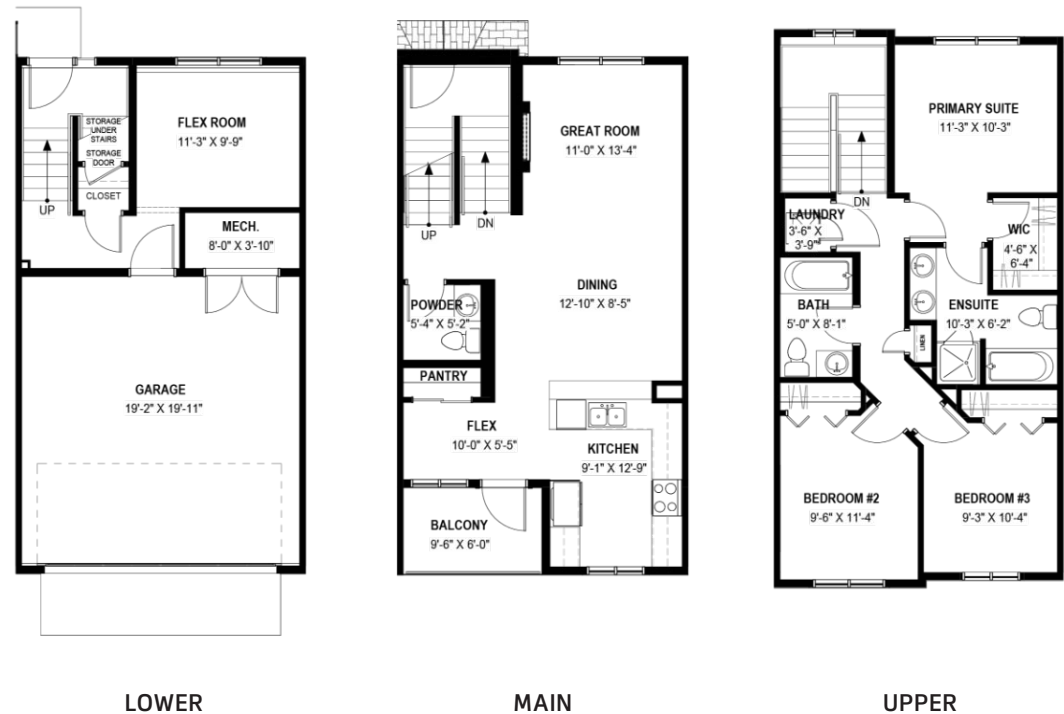
[parkplace@jayman.com](mailto:parkplace@jayman.com) | 587.327.2133



# LIFE READY FOR THE WAY YOU LIVE

## ADDITIONAL FEATURES

- EXTRA FIT & FINISH™
- L-shaped kitchen layout
- Upgraded with an electric fireplace in the great room
- 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
- Contemporary lighting package
- Moen Align kitchen fixture package
- Moen Vichy bathroom fixture package
- Quartz countertops throughout
- Flex room on lower level
- Air conditioning included



## OAK AND ORE 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](http://www.Jayman.com)