



GRASSROOTS
REALTY GROUP

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104 Mercado Road SE
Calgary, Alberta

MLS # A2264636



\$679,900

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,873 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Separate Entrance		

Inclusions: None

CELEBRATE THE HOLIDAYS IN YOUR BRAND NEW HOME!! Welcome to Your Dream Home in Calgary's finest LAKE COMMUNITY & Where Luxury Meets Practical Living! Step into this brand new, never lived in masterpiece built by EXCEL HOMES & the upgraded BERKLEY model offering 1872 sf of contemporary design and exceptional functionality. The open-concept floor plan seamlessly connects the living room w/big windows & electric fireplace, central dining area, and showstopper kitchen & the true heart of the home. Cook like a pro in your chef-inspired kitchen that boasts loads of Eng stone countertops, large island & walk in pantry! At the rear of the home, a versatile flex room provides the ideal space for a home office or playroom, & a 2 piece bathroom! An elegant black metal railing leads upstairs. Here you'll find three spacious bedrooms including a stunning primary suite with a walk-in closet and private ensuite w/dual sinks. A vaulted bonus room with pot lighting is centrally positioned to separate the 2 secondary bedrooms from the primary suite & vaulted ceilings adds an elevated family retreat. The convenient upper-level laundry room makes day-to-day living easier. Thinking about rental income or extended family options? This home is roughed-in for a legal two-bedroom suite, with a separate exterior side entrance (city permits and approvals required). As a Certified Built Green home, you'll benefit from energy-saving features and smart home tech, including Ring doorbell, Wi-Fi-enabled garage opener, smart thermostat, extra CAT6 and USB outlets, plus 9' knockdown ceilings, metal stair railings, and luxury vinyl plank flooring on the main level. Whether you're a growing family, savvy investor, or multi-generational household, this is the home you've been waiting for. Move in, unpack, and start living your best life in

Mahogany!!! With over 35 years of experience, over 15,000 homes built & 75 awards for design & industry excellence, Excel Homes is a wise choice!