



GRASSROOTS
REALTY GROUP

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112 MERCADO Road SE
Calgary, Alberta

MLS # A2267884



\$749,900

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,871 sq.ft.	Age:	2025 (0 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Alley Access, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance

Inclusions: 2 FURNACES, SUITE HAS FRIDGE, STOVE, DISHWASHER, WASHER, DRYER

Welcome to Your Dream Home in Calgary's most sought after lake community in MAHOGANY – Where Luxury Meets Practical Living! Step into this brand new, never lived in masterpiece built by EXCEL HOMES – the upgraded Berkley model offering 1870 sf of contemporary design, exceptional functionality AND a 2 bedroom LEGAL BASEMENT SUITE W/PRIVATE ENTRY. Nestled in Calgary's vibrant LAKE COMMUNITY, you'll enjoy quick access off Stoney Trail or Deerfoot Trail. From the moment you walk in, this home impresses with its thoughtful layout and premium finishes. The open-concept floor plan seamlessly connects the living room, dining area, and showstopper kitchen – the true heart of the home. Cook like a pro in your chef-inspired kitchen with upgraded stainless steel appliances including built-in microwave, chimney-style hood fan, and an abundance of cabinets and deep pot drawers...and a massive island w/even more storage!. You'll also find a versatile flex room at the back of the house - perfect for home office, playroom or guest bedroom. Upstairs, the second level offers three spacious bedrooms including a stunning primary suite with a walk-in closet and dual sink ensuite. A vaulted bonus room with pot lighting adds an elevated family retreat, and the convenient upper-level laundry room makes day-to-day living easier. Thinking about rental income or extended family options? This home offers a LEGAL TWO BEDROOM SUITE, all done to upstairs standards and a private exterior side entrance. This is an amazing opportunity for rental income or extended family! 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.