



GRASSROOTS
REALTY GROUP

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**77 Mercado Landing SE
Calgary, Alberta**

MLS # A2286140



\$639,900

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,716 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Level, Rectangular Lot, Street Lighting, Zero Lot Line		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		
Inclusions:	N/A		

Welcome to this brand-new “Lyall”—a polished, modern home that blends designer style with everyday practicality, all set on a great location and a walkout lot that adds real lifestyle value. Step inside and you’re greeted by soaring 10’ ceilings and warm luxury vinyl plank flooring that carries through the main level, setting the tone for a bright, open feel. A flexible front flex room is perfect for a home office, reading lounge, or play space, whatever your day-to-day needs most. Toward the back, the layout opens up for easy living and entertaining, with an inviting living room, an oversized dining area, and a kitchen designed to anchor the home. Here, you’ll find quartz countertops, a gorgeous marble style tile backsplash, stainless steel appliances, and a large island that naturally becomes the gathering spot, finished off with sleek black hardware that ties everything together with a clean, contemporary look. Upstairs, a centrally located loft creates a true second living space while providing great separation between bedrooms. The primary suite feels like a retreat with a spacious walk-in closet and a spa-inspired 4-piece ensuite featuring dual sinks—ideal for busy mornings. Two additional bedrooms, a full 4-piece bath, and convenient upper-floor laundry round out the upper level with the kind of functionality families appreciate. Downstairs, the walkout basement is the game-changer, bringing in extra natural light and opening up flexible options for future development, media space, gym, or guest area. The walkout basement also provides a secondary entrance that adds even more versatility for a future suite (subject to city/municipality approval and permitting). And then there’s Mahogany—a true four-season lake community where lifestyle leads the way. From Calgary’s largest freshwater lake and

two private beaches to the Beach Club, tennis courts, skating rinks, fishing spots, playgrounds, and 22+ km of pathways and wetlands, it's the kind of neighbourhood that keeps you outside and connected. Add in the Village Market's restaurants, cafés, shops, fitness studios, and quick access to South Health Campus and the Seton Urban District, and you've got a location that's as practical as it is fun. A beautifully finished home, a walkout lot, and a prime setting in Mahogany, this is one you'll want to see in person.