



**104 Mercado Crescent SE
Calgary, Alberta**

MLS # A2305817



\$749,900

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,835 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Level, Rectangular Lot, Street Lighting		

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

Inclusions: N/A

Welcome to the Liona by Hopewell Residential, a beautifully upgraded home in Calgary's award-winning lake community of Mahogany, offering 1,835 sq. ft. of thoughtfully designed living space, 3 bedrooms, 2.5 bathrooms, and a stylish blend of comfort, function, and everyday luxury. From the moment you step inside, the home makes a memorable first impression with durable luxury vinyl plank flooring, modern matte black finishes, and a unique barrel archway connecting the foyer to the kitchen, adding a custom architectural detail that sets this home apart. The main floor is bright, open, and designed for real life, whether you are hosting friends, enjoying a quiet night in, or keeping an eye on the kids while dinner comes together. The upgraded kitchen is a true highlight, featuring quartz countertops, stainless steel appliances, a chimney hood fan, built-in microwave, kitchen pot lights, an upgraded Silgranite undermount sink, upgraded faucet, and a clean modern layout that feels both stylish and highly functional. The adjacent dining and lifestyle spaces offer an easy flow for entertaining, while the painted black spindle railing adds a polished designer touch to the main floor. Upstairs, you will find three good sized bedrooms, including a comfortable primary retreat with its own ensuite and upgraded matte black bathroom hardware. Quartz countertops continue throughout the home, creating a cohesive and elevated feel from top to bottom. Two additional bedrooms, a full bathroom, and thoughtful everyday storage complete the upper level, making this a great fit for families, professionals, or anyone looking for a smart and stylish floor plan. The basement offers excellent future potential with a 9' foundation height, side entry, wet bar sink rough-in, and a simplified basement suite (a secondary suite would be subject to approval and

permitting by the city/municipality) rough-in, giving you flexibility for future development, extended family, or potential added value down the road. Outside, the exterior BBQ gas line is ready for summer evenings and weekend cookouts, while the home's location near green space, a playground, and future commercial services adds everyday convenience. Life in Mahogany is about more than just the home; it is about the lifestyle. As one of Calgary's most sought-after lake communities, Mahogany offers four-season amenities including lake access, beaches, pathways, parks, playgrounds, wetlands, and the vibrant Mahogany Village area with shops, restaurants, services, and everyday conveniences close by. Whether it is paddleboarding in the summer, skating in the winter, walking the pathways, or meeting friends for dinner nearby, Mahogany delivers a connected, active, and family-friendly lifestyle that continues to make it one of Calgary's most desirable communities. ****Photos are from the show home/previous builds to demonstrate quality of construction & finishes and may not be an exact representation of this home****