



**36 Mercado Road SE**  
**Calgary, Alberta**

**MLS # A2309938**



**\$624,900**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,716 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.01 Acre		
<b>Lot Feat:</b>	Back Lane, Level, Rectangular Lot, Street Lighting		

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

**Inclusions:** N/A

Welcome to this brand-new “Lyall” floor plan, a beautifully designed home that blends modern elegance with thoughtful everyday functionality. From the moment you step inside, you’re welcomed by soaring 10’ ceilings and warm, natural luxury vinyl plank flooring that flows throughout the entire main level. At the front of the home, a versatile flex room offers the perfect space for a home office, reading nook, play area, or homework zone. As you move toward the back of the home, the open-concept layout unfolds into a bright and inviting living space designed for connection. The cozy living room, oversized dining area, and beautifully finished kitchen all work together to create a main floor that feels both stylish and practical. At the heart of the home, the kitchen features timeless white cabinetry, white quartz countertops, stainless steel appliances, a spacious island, and a modern backsplash that wraps the standalone hood fan for a polished, elevated look. It’s a space that feels clean, bright, and ready for everything from busy weekday mornings to relaxed weekend entertaining. Upstairs, a smartly positioned central loft offers a flexible second living space while creating separation between the primary suite and the additional bedrooms. The large primary bedroom is a peaceful retreat, complete with a walk-in closet and a spa-inspired 5-piece ensuite with dual sinks. Two additional bedrooms provide plenty of space for kids, guests, or a growing family, while the full 4-piece bathroom and upper laundry room add everyday convenience. A secondary entrance adds even more future flexibility, offering potential for a guest suite, in-law space, or additional living area (A secondary suite would be subject to approval and permitting by the city/municipality). Out back, the yard is a blank canvas ready for your vision, whether that means a future deck, garden,

play space, or the perfect setup for those warm, long summer evenings in Mahogany. Located in the vibrant four-season lake community of Mahogany, this home offers more than just a beautiful interior. Residents enjoy access to Calgary's largest freshwater lake, two private beaches, the Beach Club, tennis courts, skating rinks, fishing spots, playgrounds, and over 22 km of scenic pathways and wetlands. The community also features a bustling Village Market with restaurants, cafés, fitness studios, shopping, and nearby access to the South Health Campus and Seton Urban District. Whether it's paddleboarding in the summer, skating in the winter, or simply enjoying sunset walks around the wetlands, Mahogany is a lifestyle destination where every day feels like a getaway. This is your chance to experience it all in a brand-new home that truly stands out.