



GRASSROOTS

REALTY GROUP

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**56 Mercado Road SE
Calgary, Alberta**

MLS # A2312963



\$648,800

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,849 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3
Garage:	On Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Level, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Cement Fiber Board, Wood Frame, Wood Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

Inclusions: Solar panels, Tankless hot water heater, Ultra-violet light air purification system, Heat recovery ventilator, Alexa Echo Show

Welcome to this beautifully finished, modern two-storey "Avery 20" floorplan by Jayman Built homes that comes with a full 1 year warranty by Jayman & full Alberta New Home Warranty. Offering a bright and functional layout with thoughtful upgrades throughout. The main floor features an open-concept living area with a dedicated dining space, a stylish kitchen with a large island, ample cabinetry, stainless steel appliances, pantry storage, and plenty of room for everyday living and entertaining. Continuing down the main hallway, you will find a convenient three-piece bathroom with shower, a main-floor bedroom as well as a separate side entrance adding flexibility for future use. Out back you have a good sized yard with gravel pad for parking or a future garage. Upstairs offers a spacious bonus room, a well-sized primary bedroom complete with a 4 piece ensuite w/ oversized shower and 2 sinks, two additional good-sized bedrooms, a dedicated laundry room, and a four-piece bathroom conveniently located near the secondary bedrooms. The open and unfinished basement starts with a separate side entrance and is filled with potential providing a great opportunity for future development to suit your needs. The furnace is tucked away nicely and has two big windows and a rough-in for a bathroom. This home is also packed with impressive efficiency and comfort features, including 8 500-watt solar panels, a tankless hot water heater, Brand new appliances (never used) including a washer & dryer, a 96% high-efficiency furnace with MERV 13 filter, an ultra-violet light air purification system, triple-pane windows, and an active heat recovery ventilator. Smart home features include an Amazon Alexa Echo Show 15, Ring rear porch flood light camera, Ring doorbell, Ecobee thermostat, Weiser smart lock, and five smart light switches installed at the front porch, front foyer,

kitchen, kitchen table area, and primary bedroom. With modern finishes, a practical family-friendly floor plan, energy-efficient systems, smart home technology, and excellent future potential, this home is a fantastic opportunity for buyers looking for comfort, style, and long-term value.