



GRASSROOTS
REALTY GROUP

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51 Mercado Lane SE
Calgary, Alberta

MLS # A2342453



\$507,500

Division:	Mahogany		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,378 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Tandem		
Lot Size:	0.03 Acre		
Lot Feat:	Irregular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 187
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	m-g
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks		

Inclusions: none

INTRODUCING THE MONOCLE AT MAHOGANY! QUALIFIED FIRST TIME BUYERS WOULD QUALIFY FOR THE FIRST TIME HOME BUYERS GST REBATE. Be among the first to own in this exciting brand-new townhome complex in Calgary's premier lake community of Mahogany! These pet-friendly townhomes combine striking modern design with timeless Western Canadian architecture, offering premium finishes and low-maintenance living you'll love. The thoughtfully designed FRANCIS floor plan welcomes you with generous living space of 1378 sf and TANDEM GARAGE OFFERING ROOM FOR 2 VEHICLES. . This home is roughed in for A/C and your private balcony spans the whole width of your home! Upstairs, the bright and airy main living space showcases an expansive kitchen with beautiful stone countertops, abundant cabinetry, luxury vinyl plank flooring, a generous dining area and oversized windows that flood the home with natural light. The elegant color palette creates a warm, sophisticated atmosphere with carefully curated high-end finishes throughout. The upper level features THREE generous bedrooms; the primary suite boasts a walk in closet & private ensuite. Bedrooms 2 & 3 can share the 4 pce main bathroom. Your laundry room is conveniently located on the upper level adding practicality to everyday living. Living in Mahogany means enjoying one of Calgary's most sought-after communities, with exclusive private lake access, a spectacular 63-acre lake and beach club, playgrounds, sports courts, skating rink, over 22 km of scenic pathways, outstanding schools, shopping, restaurants ranging from casual to upscale dining, everyday services, and quick access to the South Health Campus. Built by award-winning Excel Homes, a trusted Alberta builder with more than 35 years of experience, over 15,000 homes built, and more than 75

industry awards, this is an exceptional opportunity to invest in quality, lifestyle, and lasting value. NOTE: photos are from the show home to illustrate finishings. This unit will be ready for possession end of November