



GRASSROOTS
REALTY GROUP

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87 Mercado Crescent SE
Calgary, Alberta

MLS # A2345213



\$799,900

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,124 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, No Back Lane, Rectangular Lot, Street Lighting, Zero Lot L		

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

Welcome to the "Grada" by Hopewell, where elevated design, impressive natural light, and everyday functionality come together in one of Calgary's most sought-after lake communities, Mahogany. Offering 2,124 sq. ft., 3 bedrooms, a main floor flex room and a thoughtfully planned layout designed for modern family living, this home delivers the space, flexibility, and style today's buyers are looking for. From the moment you arrive, the home makes a strong first impression with great curb appeal with a bold blue exterior with stone accents. Inside, the main floor continues to impress with a versatile front flex room just off the entry. Whether used as a home office, homework zone, reading room, play space, or quiet sitting area, this space adds valuable flexibility without compromising the open-concept design. As you move further into the home, the layout opens beautifully into a spacious dining area and inviting lifestyle room, creating a natural flow for both everyday living and entertaining. The open-to-above living room adds a dramatic sense of space, while floor-to-ceiling windows bring in an abundance of natural light and make the home feel bright, airy, and welcoming. An electric fireplace wrapped in modern tile serves as the centerpiece of the room, adding warmth, style, and a comfortable focal point to this impressive gathering space. The kitchen is truly stunning and offers the perfect blend of modern design and timeless detail. Raised cabinetry extends to the bulkhead, with modern taupe cabinets paired beautifully with black hardware, and modern light fixtures that bring a polished designer feel to the space. Crispt white quartz countertops, a large central island, built-in microwave, upgraded storage drawers, and a stand-alone hood fan complete the layout. The marble-style tile backsplash surrounds the hood fan and creates a striking

feature wall that adds texture, elegance, and a high-end finish to the heart of the home. Upstairs, the thoughtful design continues with a central bonus room overlooking the main living space below. Thanks to the oversized two-storey windows, this area feels open, bright, and connected to the rest of the home. The upper level also includes three spacious bedrooms, a full bathroom, and convenient upper floor laundry. The primary retreat offers a comfortable escape at the end of the day, complete with a well-appointed ensuite featuring a step-in shower for a clean, spa-inspired feel. The lower level provides excellent future potential separate side entrance, giving you added flexibility to expand your living space over time or explore the possibility of a secondary suite(a secondary suite would be subject to approval & permitting by the city/municipality). Located in Mahogany, this home offers more than just a beautiful place to live, it offers one of Calgary's most complete lifestyle communities. Known for its award-winning design, four-season lake, beaches, beach club, wetlands and so much more!