36 Mercado Road SE

Calgary | Active | MLS® A2309938

$624,900









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2026**	**1,716 sq. ft.**

Your next move starts with a conversation.

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Listed by Real Broker

A closer look

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 4-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. For a limited time, eligible buyers purchasing a new Hopewell spec home with move-in before December 31, 2026, can choose from three incentive packages valued at up to $5,000; conditions apply and details must be confirmed with Hopewell Residential.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2309938
Bedrooms	3
Bathrooms	3
Year Built	2026
Property Type:	Residential

Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,716 sq. ft.
Main Level Finished Area:	876 sq. ft.
Upper Level Finished Area:	840 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	2,744 sq. ft.
Lot Frontage:	25'5"
Front Exposure:	West
Entry Level:	1
Levels:	Two
Total Rooms Above Grade:	7
Year built:	2026 (Age: 0)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	2510243

Heating:	Forced Air, Natural Gas
Basement:	Full, Unfinished, Separate/Exterior Entry
Foundation:	Poured Concrete
Builder:	Hopewell Residential
New Constr.:	Yes
Construction Material:	Cement Fiber Board, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Vinyl Plank
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Parking Pad
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Upper Level
HOA Fee:	$621.65
City Quadrant:	Southeast
Community:	Mahogany
Amenities:	None
Appliances:	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Living Room · 12'7" × 10'8" ·
Main Floor	Dining Room · 12'5" × 9'6" ·

Main Floor	Kitchen · 14' × 12'5" ·
Main Floor	Flex Space · 9'6" × 9'4" ·
Upper Level	Loft · 10'2" × 9'3" ·
Upper Level	Bedroom - Primary · 12'4" × 11'8" ·
Upper Level	Bedroom · 10' × 9'3" ·
Upper Level	Bedroom · 10' × 9'3" ·
Upper Level	Laundry · 6'8" × 5' ·
Title to Land:	Fee Simple
Community Features:	Clubhouse, Fishing, Lake, Park, Playground, Pond, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters
Exterior Features:	BBQ gas line
Patio And Porch Features:	None
Lot Features:	Back Lane, Level, Rectangular Lot, Street Lighting
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone SE
Zoning:	R-G
Listed Date:	May 12, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/36-mercado-road-se-calgary-a2309938/

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