76 Mercado Road SE

Calgary | Active | MLS® A2345193

$639,900









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2026**	**1,722 sq. ft.**

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403-830-5152 | tiwana@maltiwana.ca

Listed by Real Broker

A closer look

Welcome to the “Edith” by Hopewell Residential, a thoughtfully designed home that blends timeless charm with modern everyday living in the award-winning lake community of Mahogany. With stylish modern curb appeal, functional living spaces, and contemporary finishes throughout, this home offers the perfect balance of comfort, flexibility, and design. Inside, the main floor opens with a bright and inviting front living room, where oversized windows draw in plenty of natural light and create a warm, welcoming atmosphere. At the center of the home, the kitchen and dining area connect seamlessly, creating an ideal layout for entertaining, family dinners, or relaxed day-to-day living. The kitchen brings a fresh, modern look with timeless white cabinets, crisp white quartz countertops, and a modern hammered grey subway tile backsplash that wraps the stand-alone hood fan for a clean, stylish finish. Stainless steel appliances complete the space, while luxury vinyl plank flooring throughout the main level adds both durability and warmth. At the rear of the home, the layout becomes especially functional, with both a dedicated mudroom and a separate flex space positioned side by side. The mudroom helps keep daily life organized, while the tucked-away flex room offers incredible versatility for a home office, playroom or hobby room. Its location at the back of the home is especially appealing, giving you a practical multi-use area that stays out of sight from guests and keeps the main living areas feeling polished and uncluttered. Upstairs, the home continues to impress with a family-friendly layout that includes three bedrooms, a central loft, and the convenience of upper-floor laundry. The primary bedroom offers a relaxing retreat with a large walk-in closet and a stylish 4-piece ensuite featuring an oversized walk-in shower. Two additional bedrooms provide plenty of room for a growing family, guests, or workspace needs, while the loft creates the perfect spot for a reading nook, homework station, or cozy bonus space. Adding even more value and long-term flexibility, the home features a secondary entrance and 9’ basement ceilings, creating excellent potential for future development. Whether you’re thinking about additional living space, an in-law setup, or the possibility of a basement suite, the layout offers options for the future (secondary suite would be subject to approval and permitting by the city/municipality). Set in the award winning community of Mahogany, this home offers the chance to enjoy one of Calgary’s most sought-after lifestyle communities. With access to the private lake, beaches, wetlands, pathways, parks, playgrounds, and nearby shopping and dining, Mahogany is a community designed around connection and convenience. 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.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2345193
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:	1,722 sq. ft.
Main Level Finished Area:	861 sq. ft.
Upper Level Finished Area:	861 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	2,766 sq. ft.
Lot Frontage:	25'6"
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 Rewsdential
New Constr.:	Yes
Construction Material:	Cement Fiber Board, Stone, 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:	$621.95
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 · 14'4" × 13'6" ·
Main Floor	Dining Room · 14'4" × 9'10" ·

Main Floor	Kitchen · 14'4" × 9'3" ·
Main Floor	Flex Space · 10'1" × 10' ·
Upper Level	Bonus Room · 13'10" × 8'2" ·
Upper Level	Bedroom - Primary · 14'1" × 10'7" ·
Upper Level	Bedroom · 10' × 9'3" ·
Upper Level	Bedroom · 10' × 9'3" ·
Upper Level	Laundry · 6'11" × 5'1" ·
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, Separate Entrance
Exterior Features:	BBQ gas line
Patio And Porch Features:	None
Lot Features:	Back Lane, Back Yard, Level, Rectangular Lot, Street Lighting, Zero Lot Line
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone SE
Zoning:	R-G
Listed Date:	Sep 14, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/76-mercado-road-se-calgary-a2345193/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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