

\$669,900 - 104 Mercado Road Se, Calgary

MLS® #A2264636

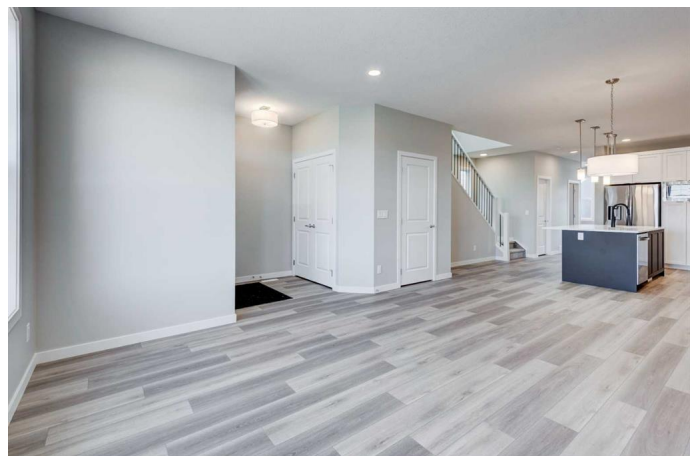
\$669,900

3 Bedroom, 3.00 Bathroom, 1,873 sqft

Residential on 0.06 Acres

Mahogany, Calgary, Alberta

CELEBRATE THE HOLIDAYS IN YOUR BRAND NEW HOME!! Welcome to Your Dream Home in Calgary's finest LAKE COMMUNITY – Where Luxury Meets Practical Living! Step into this brand new, never lived in masterpiece built by EXCEL HOMES – the upgraded BERKLEY model offering 1872 sf of contemporary design and exceptional functionality. The open-concept floor plan seamlessly connects the living room w/big windows & electric fireplace, central dining area, and showstopper kitchen – the true heart of the home. Cook like a pro in your chef-inspired kitchen that boasts loads of Eng stone countertops, large island & walk in pantry! At the rear of the home, a versatile flex room provides the ideal space for a home office or playroom, & a 2 piece bathroom! An elegant black metal railing leads upstairs. Here you'll find three spacious bedrooms including a stunning primary suite with a walk-in closet and private ensuite w/dual sinks. A vaulted bonus room with pot lighting is centrally positioned to separate the 2 secondary bedrooms from the primary suite & vaulted ceilings adds an elevated family retreat. The convenient upper-level laundry room makes day-to-day living easier. Thinking about rental income or extended family options? This home is roughed-in for a legal two-bedroom suite, with a separate exterior side entrance (city permits and approvals required). As a Certified Built Green home, you™ll benefit from energy-saving features and smart home tech,



including Ring doorbell, Wi-Fi-enabled garage opener, smart thermostat, extra CAT6 and USB outlets, plus 9' knockdown ceilings, metal stair railings, and luxury vinyl plank flooring on the main level. Whether you're a growing family, savvy investor, or multi-generational household, this is the home you've been waiting for. Move in, unpack, and start living your best life in Mahogany!!! With over 35 years of experience, over 15,000 homes built & 75 awards for design & industry excellence, Excel Homes is a wise choice!

Built in 2025

Essential Information

MLS® #	A2264636
Price	\$669,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,873
Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	104 Mercado Road Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2Y2

Amenities

Amenities	Park, Playground
-----------	------------------

Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Separate Entrance
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	BBQ gas line, Private Entrance
Lot Description	Back Lane, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 17th, 2025
Days on Market	18
Zoning	R-G
HOA Fees	570
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.