

# 36 Mercado Road Calgary Alberta

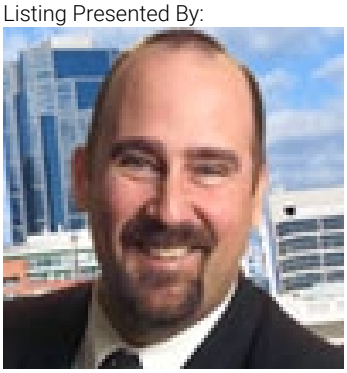
$624,900

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, ...

Living room 10.67 Ft x 12.58 Ft
Dining room 9.50 Ft x 12.42 Ft
Kitchen 14.00 Ft x 12.42 Ft
Other 9.33 Ft x 9.50 Ft
2pc Bathroom 5.50 Ft x 5.00 Ft
Loft 10.17 Ft x 9.25 Ft

Primary Bedroom 11.67 Ft x 12.33 Ft
4pc Bathroom 9.00 Ft x 6.25 Ft
Bedroom 10.00 Ft x 9.25 Ft
Bedroom 10.00 Ft x 9.25 Ft
4pc Bathroom 8.92 Ft x 5.00 Ft
Laundry room 6.67 Ft x 5.00 Ft

Listing Presented By:



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