

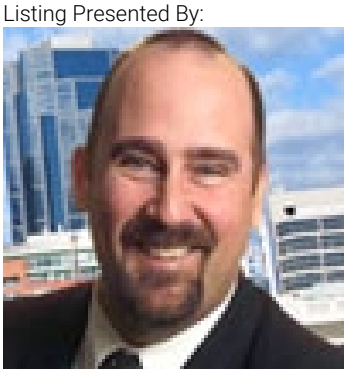
49 MERCADO Lane Calgary Alberta

$467,445

INTRODUCING THE MONOCLE AT MAHOGANY! QUALIFIED FIRST TIME BUYERS WOULD QUALIFY FOR THE FIRST TIME HOME BUYERS GST REBATE. Be among the first to own in this exciting brand-new townhome complex in Calgary's premier lake community of Mahogany! These pet-friendly townhomes combine striking modern design with timeless Western Canadian architecture, offering premium finishes and low-maintenance living you'll love. The thoughtfully designed MARLOW floor plan welcomes you with an OVERSIZED SINGLE ATTACHED GARAGE (37' X 17) and a spacious storage room for your paddleboards and other toys.. This home is roughed in for A/C and your private balcony spans the whole width of your home (18.1 X 6.3)! Upstairs, the bright and airy main living space showcases an expansive kitchen with beautiful stone countertops, abundant cabinetry, luxury vinyl plank flooring, a generous dining area and oversized windows that flood the home with natural light. The neural color palette creates a warm, sophisticated atmosphere with carefully curated high-end finishes throughout. The upper level features three generous bedrooms, including a private primary retreat complete with its own ensuite and large closet, while the conveniently located upper-floor laundry adds everyday practicality. Living in Mahogany means enjoying one of Calgary's most sought-after communities, with exclusive private lake access, a spectacular 63-acre lake and beach club, playgrounds, sports courts, skating rink, over 22 km of scenic pathways, outstanding schools, shopping, restaurants ranging from casual to upscale dining, everyday services, and quick access to the South Health Campus. Built by award-winning Excel Homes, a trusted Alberta builder with more than 35 years of experience, over 15,000 homes built, and more than 75 industry awards, this is an exceptional opportunity to invest in quality, lifestyle, and lasting valu...

Foyer 9.92 Ft x 6.17 Ft
Kitchen 12.33 Ft x 9.92 Ft
Dining room 11.75 Ft x 11.50 Ft
Living room 14.00 Ft x 12.00 Ft
2pc Bathroom Measurements not available
3pc Bathroom Measurements not available
4pc Bathroom Measurements not available
Bedroom 10.00 Ft x 8.33 Ft
Bedroom 10.00 Ft x 8.33 Ft
Primary Bedroom 14.00 Ft x 10.58 Ft

Listing Presented By:



Originally Listed by:
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RE/MAX Realty Professionals

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