

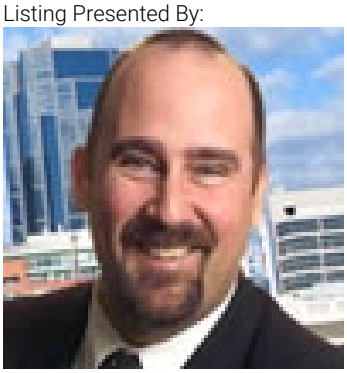
51 Mercado Lane Calgary Alberta

$486,500

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 FRANCIS floor plan welcomes you with generous livings space of 1378 sf and TANDEM GARAGE OFFERING ROOM FOR 2 VEHICLES. . This home is roughed in for A/C and your private balcony spans the whole width of your home! 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 elegant color palette creates a warm, sophisticated atmosphere with carefully curated high-end finishes throughout. The upper level features THREE generous bedrooms; the primary suite boasts a walk in closet & private ensuite. Bedrooms 2 & 3 can share the 4 pce main bathroom. Your laundry room is conveniently located on the upper level adding practicality to everyday living. 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...

Living room 16.67 Ft x 12.08 Ft
Kitchen 12.67 Ft x 12.33 Ft
Dining room 11.50 Ft x 15.50 Ft
Other 15.75 Ft x 8.00 Ft
2pc Bathroom 5.83 Ft x 5.00 Ft
3pc Bathroom 8.08 Ft x 7.17 Ft
Bedroom 13.25 Ft x 8.08 Ft
Bedroom 10.00 Ft x 8.58 Ft
4pc Bathroom 8.00 Ft x 4.92 Ft
Foyer 10.50 Ft x 6.92 Ft

Listing Presented By:



Originally Listed by:
CIR Realty

http://www.jangraham.ca/

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca

Laundry room 3.42 Ft x 3.17 Ft

Primary Bedroom 11.50 Ft x 11.33 Ft

Furnace 11.17 Ft x 3.17 Ft