

**547 Mercado Avenue SE**  
**Calgary, Alberta**

**MLS # A2305875**



**\$899,900**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,398 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Level, No Back Lane, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

**Inclusions:** N/A

Welcome to The Lina by Hopewell Residential, a beautifully designed 4-bedroom home where elevated finishes, thoughtful function, and everyday comfort come together in one truly impressive package. From the moment you step inside, this home makes an impact with rich vinyl plank flooring, champagne gold hardware, designer lighting, and warm cabinetry that creates a refined yet welcoming feel throughout. At the front of the home, a versatile flex room offers the perfect space for a home office, reading lounge, kids' playroom, or quiet morning coffee spot. Added pot lights elevate the space and create a warm, polished feel. As you move into the heart of the home, the upgraded kitchen layout immediately stands out. Featuring stainless steel appliances, a built-in microwave, quartz countertops, timeless subway tile, gas line rough-in for a future gas range, and a statement chimney hood fan, this kitchen blends style and function beautifully. The rear of the home is designed to feel bright, open, and connected, with an impressive wall of windows that fills the main floor with natural light. Pot lights in the kitchen add to the bright, elevated feel, while the spacious dining area easily accommodates family dinners and larger gatherings. Sliding French patio doors extend the living space outdoors to the south-facing backyard, giving you a sunny outdoor space for summer evenings, weekend barbecues, and future backyard plans. The living room is anchored by a striking gas fireplace with mantel, Carrara marble-style tile surround, and media wiring above, creating the perfect focal point for cozy nights in, holiday décor, or everyday family living. A side entrance adds valuable flexibility for future basement development options. Upstairs, upgraded railing along the stairs, upper hall, and entertainment room creates an open, elevated feel as

you arrive on the second level. The stunning central entertainment room is thoughtfully positioned to create separation between the primary retreat and the secondary bedrooms. With added windows, a tray ceiling, and plenty of room to gather, this space feels bright, comfortable, and beautifully finished. The oversized primary suite is filled with natural light and feels like a true retreat. The luxurious 5-piece ensuite features a freestanding tub centered between dual vanities, marble-style tile, a standalone shower, and elevated finishes that bring a spa-inspired feel to your daily routine. The generous walk-in closet connects directly to the laundry room, adding a level of convenience that makes everyday living easier. On the opposite side of the entertainment room, three spacious bedrooms provide plenty of room for kids, guests, or growing families, ensuring everyone has their own comfortable space. All this located in the desirable Lake community of Mahogany. \*\*Photos are from the show home/previous builds to demonstrate quality of construction & finishes and may not be an exact representation of this home\*\*