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91 Mercado Crescent SE Calgary, Alberta

MLS # A2355626

$739,900

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,835 sq.ft.	**Age:**	2026 (0 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Level, Rectangular Lot, Street Lighting, Zero Lot Line		

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

Inclusions: N/A

A sunny south-facing backyard, thoughtfully selected finishes, and a layout designed for everyday living come together in this brand new "Liona" by Hopewell Residential in Mahogany. Offering 1,835 sq. ft., three bedrooms, 2.5 bathrooms, and a double attached garage, this home balances comfortable gathering spaces with practical features that make a difference. The main floor centres around a stylish kitchen that keeps you connected to family and guests, whether you’re preparing dinner, catching up over coffee, or hosting friends. Upgraded cabinetry, quartz countertops, stainless steel appliances, a chimney hood fan, and a built-in microwave create a polished, functional workspace, while the island with flush eating bar provides a natural gathering spot. The finishes pair warm wood-look luxury vinyl plank flooring with soft neutral cabinetry, light countertops with subtle veining, and an elongated geometric backsplash for a welcoming, contemporary feel. The adjoining dining and living areas stretch across the rear of the home, with south-facing windows bringing in natural light and views of the backyard. Tucked away from the main gathering space, a pocket office offers a convenient place to work from home, manage household tasks, or set up a homework station. A pantry, powder room, and mudroom off the attached garage add everyday convenience, while spindle railings keep the staircase feeling open and connected. Upstairs, the central entertainment room creates a comfortable second living space for movie nights, games, or simply unwinding. The primary bedroom features a walk-in closet and an ensuite with dual sinks, a soaker tub with tile surround, and a fully tiled shower with a niche and sliding glass door. Two additional bedrooms, a full bathroom, and upper-floor laundry complete a practical family-friendly layout. Triple-pane

windows enhance comfort, while a separate secondary entrance provides convenient access to the undeveloped basement, offering potential for future development, including a secondary suite (subject to approval and permitting by the city/municipality). Outside, the south-facing backyard offers a sunny setting for future outdoor living, from summer barbecues to a garden or a place for the kids to play. Beyond your front door, Mahogany brings a lake lifestyle to everyday life, with residents’ beach access, swimming and paddleboarding in summer, skating in winter, and an extensive network of pathways through scenic wetlands. Parks, playgrounds, neighbourhood shops, cafés, and restaurants round out a community that makes it easy to stay active, connect with neighbours, and enjoy time close to home. **For a limited time, eligible buyers purchasing a new Hopewell spec home with move-in before December 31, 2026, can choose from three incentive packages valued at up to $5,000; conditions apply and details must be confirmed with Hopewell Residential.

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