

## 73 Mallard Grove SE Calgary, Alberta

**MLS # A2227075**



# \$868,000

|                  |  |               |                  |
|------------------|--|---------------|------------------|
| <b>Division:</b> | Rangeview  |               |                  |
| <b>Type:</b>     | Residential/House  |               |                  |
| <b>Style:</b>    | 2 Storey   |               |                  |
| <b>Size:</b>     | 2,214 sq.ft.   | <b>Age:</b>   | 2023 (2 yrs old) |
| <b>Beds:</b>     | 5  | <b>Baths:</b> | 4                |
| <b>Garage:</b>   | Double Garage Attached   |               |                  |
| <b>Lot Size:</b> | 0.08 Acre  |               |                  |
| <b>Lot Feat:</b> | Back Yard, Few Trees, Gazebo, Low Maintenance Landscape, Private |               |                  |

|                    |  |                   |     |
|--------------------|--|-------------------|-----|
| <b>Heating:</b>    | High Efficiency, Forced Air, Humidity Control, Natural Gas   | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Vinyl  | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Separate/Exterior Entry, Finished, Full, Suite   | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Brick, Vinyl Siding, Wood Frame  | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s) |                   |     |
| <b>Inclusions:</b> | Gazebo, Deep Freezer in Garage, Patio Furniture, BBQ   |                   |     |

**\*\*OPEN HOUSE - SUNDAY, JUNE 8 12:00-2:00PM\*\*** Welcome to this stunning, fully developed home in the desirable new community of Rangeview, offering over 3,000 sqft of functional and stylish living space, including a versatile illegal basement suite. With 5 bedrooms and 4 bathrooms, this home is perfect for families of all sizes. The main floor features a generously sized bedroom and 4 piece bathroom, ideal for guests or multigenerational living. The open-concept layout showcases an open-to-below design, modern kitchen with ample cabinets and drawers, a walk-through pantry, stainless steel appliances, and a patio door that opens to your private backyard oasis. Enjoy outdoor living with a swim spa, deck, entertaining patio, and low-maintenance landscaping &mdash; all within a fully fenced yard. Upstairs, you'll find a thoughtfully designed bonus room offering flexible space for a media room, playroom, or home office. A spacious primary bedroom with a walk-in closet and luxurious 5 piece ensuite with double vanity, plus two additional bedrooms, each with its own walk-in closet. A 4 piece bathroom and convenient laundry room complete the upper level. The basement offers an illegal suite with a large bedroom, 4 piece bathroom, kitchenette, living space, and separate laundry, making it a perfect option for rental income or extended family living. Additional features include permanently installed exterior LED trim lights professionally done by Diamond Bright, and a fantastic location just steps from a playground, and close to South Health Campus, Seton Shopping Centre, green spaces, and walking/biking trails. This home truly offers space, style, and functionality &ndash; all in a growing and vibrant community. Book your showing today!