

## 120 Mallard Grove SE Calgary, Alberta

MLS # A2234658



# \$929,900

|                  |                              |               |                  |
|------------------|------------------------------|---------------|------------------|
| <b>Division:</b> | Rangeview                    |               |                  |
| <b>Type:</b>     | Residential/House            |               |                  |
| <b>Style:</b>    | 2 Storey                     |               |                  |
| <b>Size:</b>     | 2,243 sq.ft.                 | <b>Age:</b>   | 2023 (2 yrs old) |
| <b>Beds:</b>     | 5                            | <b>Baths:</b> | 4 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached       |               |                  |
| <b>Lot Size:</b> | 0.07 Acre                    |               |                  |
| <b>Lot Feat:</b> | Backs on to Park/Green Space |               |                  |

|                    |                                                                       |                   |     |
|--------------------|-----------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas                                               | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood, Vinyl Plank                           | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                       | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, 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>   | Closet Organizers, Double Vanity, Kitchen Island, Pantry, See Remarks |                   |     |

|                    |     |
|--------------------|-----|
| <b>Inclusions:</b> | N/A |
|--------------------|-----|

Brand new Cardel Homes Aspire Showhome, located at 120 Mallard Grove SE in Calgary's vibrant Rangeview community. With over 2,850 sq ft of developed space, this 4-bedroom, 3.5-bathroom home blends modern design with thoughtful functionality. The main floor welcomes you with a spacious foyer, a versatile flex room ideal for a home office or playroom, The unique kitchen design features a prep area and second sink, premium appliances, large island Dekton porcelain countertops and a walk-in pantry. Upstairs, a vaulted bonus room offers a cozy retreat. The primary bedroom is located at the rear of the home complete with a spa-like ensuite and generous walk-in closet. A second primary bedroom and 3-piece ensuite and two additional bedrooms, a full bath, and a convenient upper-floor laundry room complete the upper level. The fully finished walkout basement adds even more versatility with a large rec room, wet bar, fourth bedroom, and full bath. Cardel Homes better quality and design.