



**GRASSROOTS**  
REALTY GROUP

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**60 Mallard Grove SE**  
**Calgary, Alberta**

**MLS # A2213338**



**\$924,900**

<b>Division:</b>	Rangeview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,217 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Creek/River/Stream/Pond, No Neighbours Behind, Zero Lot Line		

<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>	Finished, Full, Suite, Walk-Out To Grade	<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>	Double Vanity, Kitchen Island, No Smoking Home, Quartz Counters, Separate Entrance, Walk-In Closet(s), Wired for Sound		

**Inclusions:** N/A

Experience elevated living in this 2023-built walkout home located in Calgary's visionary agri-urban community of Rangeview. Backing onto a peaceful pond and picturesque walking path, the west-facing backyard offers stunning sunset views, creating a relaxing and scenic outdoor escape. With over 3,000 sq. ft. of professionally developed living space, this home is thoughtfully crafted for modern family living. The main level showcases a bright open-concept design, anchored by a chef-inspired kitchen featuring quartz countertops, a spacious island, gas stove, bar fridge, and a built-in coffee/tea bar—perfect for entertaining or enjoying your daily routine. A versatile main floor den provides the perfect space for a home office or a play area. Upstairs, you'll find a comfortable family/bonus room, convenient upper-level laundry, and three bedrooms, including a private primary suite with pond views, a walk-in closet, and a luxurious 5-piece ensuite. The fully finished walkout basement includes an illegal suite with a bedroom, 4-piece bathroom, kitchenette, and a cozy living room complete with fireplace—ideal for guests, multi-generational living, or rental opportunities. A dual-zone furnace provides independent climate control, while central A/C offers year-round comfort. Additional highlights include roughed-in EV charger and solar panel setup, sound attenuation insulation between main floor and basement for better sound proofing, a nearby playground, and easy access to schools, shopping, restaurants, the YMCA, and South Health Campus. All set within the innovative community of Rangeview, designed around community gardens, greenhouses, orchards, and a vibrant future urban village. A rare chance to own a stunning, feature-packed home in one of Calgary's most forward-looking neighbourhoods. Book your showing TODAY!!!

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