



**GRASSROOTS**  
REALTY GROUP

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**73 Mallard Grove SE**  
**Calgary, Alberta**

**MLS # A2232029**



**\$849,000**

<b>Division:</b>	Rangeview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,213 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, Front Yard, Garden, Gazebo, Lawn, Level, Low Maint		

<b>Heating:</b>	Forced Air	<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	<b>LLD:</b>	-
<b>Exterior:</b>	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 Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	Swim-Spa, Backyard Furniture, House Furniture and Kitchen Items		

Beautifully Upgraded 5-Bedroom Home in Sought-After Rangeview. Your own backyard Oasis awaits! Welcome to this stunning fully finished two-storey home located in the vibrant new community of Rangeview—one of Calgary’s most exciting and thoughtfully planned neighborhoods. Known for its unique urban design, Rangeview offers scenic natural landscapes, ponds, activity centers, and extensive walking paths that promote an active, family-friendly lifestyle. This spacious home features 5 bedrooms and 4 full bathrooms, making it the perfect fit for a growing family. The main floor boasts a bright, open-concept layout with soaring ceilings, open-to-below design, and massive windows that flood the space with natural light. High-quality upgrades are evident throughout, from the elegant finishes to the modern fixtures. A loft area adds extra flexibility for a home office, play space, or media room. The fully landscaped backyard is a true showstopper, complete with a swim spa and a large deck, ideal for entertaining or relaxing year-round. The fully developed basement features a separate entrance, a kitchenette, second laundry, and additional living space—perfect for multigenerational families or potential rental income. Situated close to all major amenities and routes, this home combines luxury, function, and location in one incredible package