



**GRASSROOTS**  
REALTY GROUP

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**130 Mallard Heath SE**  
**Calgary, Alberta**

**MLS # A2262200**



**\$579,900**

<b>Division:</b>	Rangeview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,588 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Separate/Exterior Entry, Unfinished	<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>	Open Floorplan, Quartz Counters, Separate Entrance		

<b>Inclusions:</b>	na
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Experience style and thoughtful design in this brand-new TRUMAN-built home, ideally located near playgrounds, shopping, and just minutes from the Calgary South Health Campus and Stoney Trail. Step inside to an inviting open-concept layout that seamlessly connects the kitchen, dining, and living areas—perfect for both entertaining and everyday comfort. The bright kitchen showcases full-height cabinetry with soft-close doors and drawers, quartz countertops, a spacious eating bar, stainless steel appliance package, and a walk-in pantry. Elevated details include luxurious LVP flooring, a stylish 2-piece bathroom, and a practical mudroom designed for modern family living. Upstairs, a central bonus room offers flexible space for relaxation or work. The primary bedroom provides a serene retreat, featuring a 3-piece ensuite, and a generous walk-in closet. Two additional bedrooms, a full bathroom, and a conveniently located laundry area complete the upper level—balancing style, comfort, and functionality. A separate side entrance leads to the unfinished basement, offering future potential for a home gym, or additional living space tailored to your needs. Move-in ready and built with TRUMAN’s signature craftsmanship, this home blends quality, design, and comfort—helping you Live Better. \*The photo gallery showcases a similar home with comparable layout and features; finishes may vary.