



GRASSROOTS
REALTY GROUP

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78 Mallard Heath SE
Calgary, Alberta

MLS # A2268012



\$740,000

Division:	Rangeview		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,754 sq.ft.	Age:	2023 (2 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Heated Garage		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle, Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, See Remarks		

Inclusions: Garage Door Opener, Garage Door Remote(s), Electric Garage Heater, Basement Dishwasher, Basement Electric Stove, Basement Refrigerator, Basement Microwave Hood Fan, Basement Washer, Basement Dryer, Shed. Central A/C, Water Softener and Water Osmosis System to be assumed by the buyer for \$124.70 per month.

Welcome to this beautifully updated home in the sought after community of Rangeview Springs! The main level features a bright open floor plan with modern finishes, a custom built fireplace mantel, spacious living/dining areas, an office/flex space and a convenient half bath. Upstairs you'll find three generous bedrooms, including the stylish primary with its own ensuite bathroom, plus another full bath and a large bonus room with vaulted ceilings. The upgraded laundry room includes built in cabinetry for extra storage and function. Downstairs the legal basement suite offers a separate side entrance, full kitchen, bedroom, full bathroom, independent furnace and hot water tank - perfect for rental income or extended family. Enjoy the outdoors with a landscaped yard, rear deck with a BBQ gas line and a new fence for privacy. The detached double garage is insulated, drywalled and heated, with elegant French doors for easy access. Additional highlights include air conditioning, a water osmosis system and water softener, all to be assumed by the buyer for \$124.70 per month. Situated close to picturesque ponds and scenic walking paths, this home offers the perfect balance of comfort, quality and location.