



**GRASSROOTS**  
REALTY GROUP

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**109 Mallard Grove SE**  
**Calgary, Alberta**

**MLS # A2275074**



**\$849,900**

<b>Division:</b>	Rangeview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,228 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Separate Entrance, Storage, Vinyl Windows

**Inclusions:** In Basement Suite: Electric Stove & Oven, Dishwasher, Microwave Hoodfan, Washer/Dryer, Refrigerator

|| OPEN HOUSE SATURDAY, DECEMBER 27 & SUNDAY, DECEMBER 28 from 1-3PM || WELCOME HOME! || This is the kind of home that truly works for family life! With over 2,200 sq. ft. above grade, there's room for everyone to spread out while still feeling connected. The bright main floor offers a flexible space that's perfect for a home office, playroom, or extra bedroom, and the south facing, floor-to-ceiling sliding doors bring in beautiful natural light while opening onto a finished deck—great for family dinners and summer evenings. Upstairs, the large bonus room is ideal for movie nights, homework, or a kids' retreat. The fully finished, legal two-bedroom basement suite provides incredible flexibility—whether it's for extended family, teens needing their own space, or a mortgage helper that supports your family's future. With a south-facing backyard, double attached garage, and central A/C, this home is designed for comfort, convenience, and long-term living in the welcoming community of Rangeview. This prime location within Rangeview is tucked away from heavy construction zones, allowing you to enjoy all the perks of a new master-planned community with less noise, less dust, and more peace of mind. Don't wait months (or years) for a builder to finish—this move-in ready home lets you start living the Rangeview lifestyle today!