



**109 Mallard Grove SE
Calgary, Alberta**

MLS # A2275074



\$839,900

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

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

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

|| SKIP THE WAIT. MOVE IN NOW & LIVE WHERE THERE'S LESS CONSTRUCTION || 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 home comes complete with a rough-in for both Solar Panels AND EV Charging. 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!