



GRASSROOTS
REALTY GROUP

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130 Mallard Heath SE
Calgary, Alberta

MLS # A2275847



\$579,900

Division:	Rangeview		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,588 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.01 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Quartz Counters, Separate Entrance		

Inclusions:	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.