



**187 Mallard Grove SE
Calgary, Alberta**

MLS # A2278056



\$718,900

Division:	Rangeview		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,863 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Parking Pad, RV Access/Parking		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)		
Inclusions:	None		

SHOWS 10/10 Welcome to this beautifully finished detached home in the growing community of Rangeview, offering modern design, functional living spaces, and the advantage of immediate possession. Whether you're a growing family, an investor, or a buyer eager to move right in, this vacant home has AMAZING LOCATION and EXCELLENT DESIGN ready to welcome its next owners. From the street, the home showcases a striking contemporary facade with clean lines, modern siding, and tasteful architectural detailing that blends seamlessly with the neighborhood's fresh, urban feel. The double attached garage and welcoming front entry complete the polished curb appeal. Step inside and you're greeted by a bright and inviting entrance that sets the tone for the rest of the home. Just off the entry is a mudroom with direct access to the double attached garage—perfect for keeping everyday life organized. The main floor flows effortlessly into a spacious living area ideal for relaxing or entertaining, followed by a well-defined dining space that connects beautifully to the heart of the home. The kitchen is a standout, featuring a huge central island with ample seating, modern cabinetry and finishes, and a walk-through pantry that adds both convenience and storage. A powder room completes the main level, thoughtfully placed for guests. Upstairs, you'll find three generously sized bedrooms, each designed with comfort in mind. The primary retreat offers a spacious layout, a walk-in closet, and a private ensuite bathroom, creating a perfect place to unwind. The two additional bedrooms also feature their own walk-in closets, a rare and highly desirable touch. This level is completed by a 4-piece main bathroom, a convenient laundry room, and a bonus room—ideal as a family lounge, home office, or play area. The basement

remains unfinished, providing a blank canvas for the new owners to customize—whether that's additional bedrooms, a home gym, or an entertainment space. Step outside to discover a massive backyard with back lane access, offering incredible flexibility. There's AMPLE ROOM TO PARK AN RV at the back (pie shape lot with back lane), add future landscaping, or create your dream outdoor living space—something truly hard to find. Located in Rangeview, Calgary's first garden-to-table inspired community, residents enjoy walking paths, parks, future schools, and a strong sense of neighborhood connection. With easy access to major roadways, nearby amenities, and continued community growth, this is a location that offers both lifestyle and long-term value. Vacant, move-in ready, and available for immediate possession—this is your opportunity to secure a modern home with space to grow in one of Calgary's most exciting new communities.