



**69 Mallard Grove SE
Calgary, Alberta**

MLS # A2301558



\$788,000

Division:	Rangeview		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,379 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Other		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: N/A

69 Mallard Grove SE is not just a well-built home in a new neighbourhood — it's a place where the upgrades are thoughtful, the light pours in from every angle, and the community around you is one of Calgary's most exciting new chapters. With above-grade 2,378 square feet of well-designed living space and an east-facing backyard that fills with soft morning light, this property strikes a rare balance between elevated everyday living and a neighbourhood built around connection, nature, and food culture. Step inside, and the kitchen immediately sets the tone. A professional-grade Café commercial range anchors the space — the kind of appliance that inspires dinner parties, Sunday-morning waffles, and everything in between. Whether you are plating a simple weeknight dinner or hosting the extended family, the heart of this home is built for it. The open main floor flows naturally into the dining and living areas, all bathed in the morning sun from the east. The east-facing backyard means you will enjoy cool, shaded summer evenings outdoors, perfect for relaxing on the deck, with the neighbourhood's pathways and parks beckoning just steps away. Head upstairs, and the bonus room stops you in your tracks. A soaring vaulted ceiling opens the space dramatically overhead, and SKYLIGHTS pour natural light in from above, morning sun, afternoon glow, and on clear Calgary nights, a glimpse of stars. It's the kind of room that works as a family lounge, a play space, a home theatre, or a creative studio. Flexible, bright, and genuinely special. Generous bedrooms round out the upper floor, each offering the privacy and space families need. The home is finished with practical upgrades that matter over the long term, a separate SIDE ENTRANCE for future basement development, central AIR CONDITIONING keeps summers comfortable, a whole-home WATER

SOFTNER extends the life of your appliances and pipes, and a RADON MITIGATION SYSTEM provides the peace of mind that comes from knowing your indoor air quality is protected.