



**66 Mallard Heath SE  
Calgary, Alberta**

**MLS # A2139800**



**\$719,900**

<b>Division:</b>	Rangeview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,656 sq.ft.	<b>Age:</b>	2022 (2 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Quartz Counters, Separate Entrance, Vinyl Windows		

**Inclusions:** N/A

Welcome to the newest SE Calgary community of Rangeview!! Located near and dear to all the brand new amenities in Cowtown's coveted south with amazing mountain views. This brand new home is perfect as a rental property and/or a mortgage helper with its LEGAL BASEMENT SUITE! Main floor boasts an open concept living room/ kitchen and a 2pc bath. Quartz countertops throughout the entire kitchen and all the bathrooms. Kitchen is complete with a huge island, stainless steel appliances and ample cupboards for all life's culinary endeavours and storage needs. Upstairs features a massive bonus room, 3 bdrms, laundry, 4pc bath and a west facing master bdrm with a gorgeous 4pc ensuite. Legal basement suite has a full kitchen including a dishwasher, in-suite laundry, 4pc bath and open concept living. Do not hesitate to call this home your own!