



311 MALLARD Crossing SE
Calgary, Alberta

MLS # A2144051



\$819,900

Division:	Rangeview		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,073 sq.ft.	Age:	2025 (-1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Greenbelt, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Open Floorplan, See Remarks		

Inclusions: none

Welcome to the extraordinary newer southeast community of RANGEVIEW BY GENSTAR (just south of Mahogany, east of Seton); VOTED BEST NEW COMMUNITY at BILD Calgary Region Awards 2023; Rangeview's unique urban design features integrated pathways, landscaped parks & ponds! Expansive boulevards & tree canopied pathways conveniently connect families to greenspaces & adjacent neighborhoods. Your new home is 5 minutes from the world's largest YMCA, South Health Campus & numerous restaurants, fine dining, services & amenities! This home is TO BE BUILT BY EXCEL HOMES - the model is the MASON. Possession will be 9 months from firm offer. This home is situated on an amazing street with a west backyard that backs onto a green space / pond with pathway systems. Your new home will be EV ready infrastructure & solar conduit. This is another amazing 'built green' home with all the cost saving features that makes Excel Homes a wise choice. The MASON offers 2073 sq ft. delivered in a gorgeous open plan w/9' ceilings on the main floor & luxury vinyl plank flooring. You'll love the main floor flex room (option to turn the flex room into a 4th bedroom w/3 piece bath). L-shaped kitchen boasts a huge pantry & is open to the family sized nook and great room. The grand great room is open to the 2nd story! Upstairs you'll find 3 generous bedrooms - the primary suite features a large ensuite w/over-sized shower & separate tub. A winning, unique & convenient feature is the walk "through" closet that is attached to your laundry room! The central bonus room separates the primary suite from bedrooms 2 & 3! You'll love this home, the location & the community!