



**55 Mallard Heath SE  
Calgary, Alberta**

**MLS # A2150135**



**\$814,900**

|                  |  |               |                  |
|------------------|--|---------------|------------------|
| <b>Division:</b> | Rangeview  |               |                  |
| <b>Type:</b>     | Residential/House                                    |               |                  |
| <b>Style:</b>    | 2 Storey   |               |                  |
| <b>Size:</b>     | 2,361 sq.ft.   | <b>Age:</b>   | 2024 (0 yrs old) |
| <b>Beds:</b>     | 4  | <b>Baths:</b> | 3                |
| <b>Garage:</b>   | Double Garage Attached, Driveway, Garage Faces Front |               |                  |
| <b>Lot Size:</b> | 0.07 Acre  |               |                  |
| <b>Lot Feat:</b> | Back Yard, Level, Rectangular Lot, Zero Lot Line     |               |                  |

|                    |   |                   |     |
|--------------------|---|-------------------|-----|
| <b>Heating:</b>    | High Efficiency, Forced Air, Natural Gas  | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Vinyl Plank   | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full, Unfinished  | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame  | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Breakfast Bar, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s) |                   |     |
| <b>Inclusions:</b> | N/A   |                   |     |

Welcome to your future home in the vibrant community of Rangeview! This stunning two-story Homes by Avi single-family residence is under construction and ready for possession in September 2024 - this is where style meets functionality. Park the car in your attached two-car garage, step inside, and feel instantly at home. The main floor greets you with a convenient three-piece bath and a versatile bedroom, perfect for guests or a home office. The heart of this home is the open-concept kitchen, nook, and great room. The kitchen is a chef's dream, boasting full-height cabinets, a large island with a breakfast bar, a built-in microwave, and a sleek chimney hood fan. The walk-in pantry offers ample storage, and the elegant quartz countertops add a touch of sophistication. Picture cozy evenings by the great room fireplace, or sunny mornings on the rear deck, sipping your coffee and soaking in the tranquility. Head upstairs to discover a thoughtfully designed second floor. The laundry room adds convenience, while the three-piece main bath is perfect for family or guests. Two secondary bedrooms, each with walk-in closets, provide plenty of space for everyone. The bonus room offers endless possibilities &ndash; a media room, play area, or your personal sanctuary. The master bedroom is your private retreat, complete with a luxurious five-piece ensuite and a very spacious walk-in closet. Rangeview's location is unbeatable. With proximity to Seton's YMCA, the South Health Campus, established schools, and a variety of retail options, this community is ideal for growing families, first-time buyers, and seasoned buyers alike. Enjoy the convenience and vibrancy that Rangeview offers, making it a prime choice for your new home. Don't miss the chance to call this Homes by Avi Jefferson model your new home. Reach out today to schedule a viewing and take

the first step towards owning this exceptional property.