



**63 Mallard Heath SE  
Calgary, Alberta**

**MLS # A2162036**



**\$869,900**

|                  |  |               |                  |
|------------------|--|---------------|------------------|
| <b>Division:</b> | Rangeview  |               |                  |
| <b>Type:</b>     | Residential/House  |               |                  |
| <b>Style:</b>    | 2 Storey   |               |                  |
| <b>Size:</b>     | 2,248 sq.ft.   | <b>Age:</b>   | 2024 (0 yrs old) |
| <b>Beds:</b>     | 6  | <b>Baths:</b> | 4                |
| <b>Garage:</b>   | 220 Volt Wiring, Additional Parking, Concrete Driveway, Covered, Double Gar  |               |                  |
| <b>Lot Size:</b> | 0.07 Acre  |               |                  |
| <b>Lot Feat:</b> | Back Yard, Front Yard, Lawn, Street Lighting, Rectangular Lot, Zero Lot Line |               |                  |

|                    |  |                   |     |
|--------------------|--|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas                        | <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 | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Concrete, Stone, Vinyl Siding                  | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                | <b>Utilities:</b> | -   |

**Features:** Built-in Features, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Smart Home, Soaking Tub, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wired for Data

**Inclusions:** N/A

Welcome to this sleek, EAST-facing 2-storey home in Rangeview, expertly designed by Excel Homes. Spanning 3,000 SQFT HOME on 3212 SQFT LOT, 2248 SQFT of Main and Upper level, this property is a blend of style and functionality, complete with a fully finished 751 SQFT 2-bedroom legal suite built by Excel Homes. From the moment you walk in, the impressive entryway sets a modern, inviting tone for the entire home. The main floor showcases a stunning kitchen with two-tone cabinets(Teal Color) that reach the ceiling, glass-front doors, and chic puck lighting. With built-in appliances and quartz countertops, this kitchen is every chef's dream. The spacious dining area flows seamlessly to a 10X10 deck, perfect for effortless indoor-outdoor living. A convenient main floor bedroom with an attached full bathroom adds flexibility to the space. Upstairs, you'll find three expansive bedrooms, including a bonus room with vaulted ceilings and a dedicated laundry area. The second bedroom is even larger than the primary suite, featuring a massive walk-in closet. The ensuite bathroom is pure luxury, boasting dual sinks beneath a full-width mirror, a deep soaking tub, and a glass-enclosed shower with sleek, full-height tiling. The fully developed 2 BED legal suite below is a standout feature with all the appliances, separate furnace and hot water tank for Basement, offering a large rec room with modern pot lighting, two bright bedrooms with oversized windows, in-suite laundry, and a well-equipped kitchen with full-sized appliances and a stylish bath. Plus, this home comes with a transferable Alberta New Home Warranty, ensuring peace of mind. This home is more than just a place to live—it's a statement in modern living. You have to see it to truly appreciate its contemporary design and thoughtful details. Get ready to fall in love with your new

home in Rangeview&mdash;where style meets comfort with a serious "WOW" factor. Call your Favourite Realtor now!