



172 MALLARD Grove SE
Calgary, Alberta

MLS # A2179413



\$979,900

Division:	Rangeview		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,311 sq.ft.	Age:	2024 (0 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Drive Through, Driveway		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, No Neighbours Behind, S		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Other, Vinyl Siding, Wood Frame	Zoning:	RCG
Foundation:	Poured Concrete, Slab	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

This stunning brand-new home offers a perfect blend of modern design and serene surroundings. Featuring four spacious bedrooms and a versatile bonus room, the layout is ideal for comfortable living and entertaining. The upgraded kitchen boasts high-end finishes, ample counter space, and premium appliances, with nice pantry making it a chef's dream. A large deck overlooks a picturesque pond, providing a tranquil outdoor retreat. The walkout basement includes a finished one-bedroom, full washroom and is roughed in for a wet bar or kitchen, adding endless possibilities for customization. With thoughtful upgrades throughout, this home is ready to impress!