



GRASSROOTS
REALTY GROUP

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73 Mallard Grove SE
Calgary, Alberta

MLS # A2211875



\$959,000

Division:	Rangeview		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,213 sq.ft.	Age:	2024 (1 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Few Trees, Gazebo, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s)

Inclusions: Swim spa , backyard furniture , house furniture is included with the sale of the home., all kitchen items included with the sale if buyers are interested. please call listing agent to confirm the items.

Welcome to 73 Mallard grove se, a brand new community in Rangeview. Rangeview's unique urban design features integrated regional pathways, thoughtfully re-naturalized landscaped parks, ponds, and activity centers to truly make Rangeview a complete community that your family will want to call home. 5 Bedrooms and 4 full bathrooms this home has it all to grow your family. This home has a ton of natural light with the open to below and an east facing back yard and west facing front . this home was loved by its owners with the complete backyard transformation with a swim spa and a big deck to enjoy your backyard any time of the day. On the second level, each room has a walk-in basement, and each room has plenty of space. Bright diamond Custom lighting around the exterior of the home has been added. The basement has a second window in the storage area, which can be used as a future second bedroom. The basement has a side entrance with a kitchenette and a second laundry. Rangeview is close to all the amenities and the South Health Campus. Come see the home for yourself