

73 Mallard Grove SE  
Calgary, Alberta

MLS # A2227075



\$880,000

Division:	Rangeview		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,214 sq.ft.	Age:	2023 (2 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, Private		
Heating:	High Efficiency, Forced Air, Humidity Control, Natural Gas		Water: -
Floors:	Carpet, Vinyl		Sewer: -
Roof:	Asphalt Shingle		Condo Fee: -
Basement:	Separate/Exterior Entry, Finished, Full, Suite		LLD: -
Exterior:	Brick, Vinyl Siding, Wood Frame		Zoning: R-G
Foundation:	Poured Concrete		Utilities: -
Features:	Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s)		
Inclusions:	Gazebo, Deep Freezer in Garage, Patio Furniture, BBQ		

**\*\*OPEN HOUSE - SUNDAY, JUNE 8 12:00-2:00PM\*\*** Welcome to this stunning, fully developed home in the desirable new community of Rangeview, offering over 3,000 sqft of functional and stylish living space, including a versatile illegal basement suite. With 5 bedrooms and 4 bathrooms, this home is perfect for families of all sizes. The main floor features a generously sized bedroom and 4 piece bathroom, ideal for guests or multigenerational living. The open-concept layout showcases an open-to-below design, modern kitchen with ample cabinets and drawers, a walk-through pantry, stainless steel appliances, and a patio door that opens to your private backyard oasis. Enjoy outdoor living with a swim spa, deck, entertaining patio, and low-maintenance landscaping &mdash; all within a fully fenced yard. Upstairs, you'll find a thoughtfully designed bonus room offering flexible space for a media room, playroom, or home office. A spacious primary bedroom with a walk-in closet and luxurious 5 piece ensuite with double vanity, plus two additional bedrooms, each with its own walk-in closet. A 4 piece bathroom and convenient laundry room complete the upper level. The basement offers an illegal suite with a large bedroom, 4 piece bathroom, kitchenette, living space, and separate laundry, making it a perfect option for rental income or extended family living. Additional features include permanently installed exterior LED trim lights professionally done by Diamond Bright, and a fantastic location just steps from a playground, and close to South Health Campus, Seton Shopping Centre, green spaces, and walking/biking trails. This home truly offers space, style, and functionality &ndash; all in a growing and vibrant community. Book your showing today!