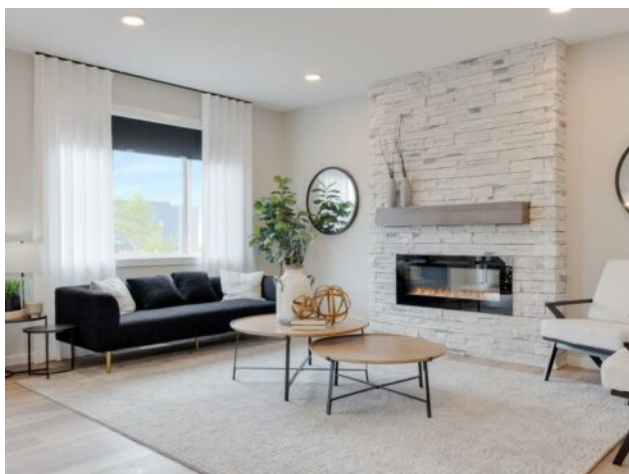


284 Mallard Grove SE
Calgary, Alberta

MLS # A2211651



\$824,900

Division:	Rangeview		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,353 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Concrete Driveway, Double Garage Attached, Garage Faces		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Interior Lot, Rectangular Lot, Slope		

Heating:	High Efficiency, Forced Air, Humidity Control, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished, Walk-Out To Grade	LLD:	-
Exterior:	Composite Siding, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Sump Pump(s), Walk-In Closet(s), Wired for Data		
Inclusions:	N/A		

WALKOUT LOT + POND VIEWS = EXCEPTIONAL LIVING IN RANGEVIEW. If you've been waiting for a home that checks every box—this is it. Backing directly onto the pond in one of Calgary's most thoughtfully planned new communities, 284 Mallard Grove SE delivers on style, space, and setting. This is the Jefferson model from Homes by Avi, a 2,353 sq ft two-storey walkout home that blends contemporary design with family-friendly function and a layout that adapts beautifully as life evolves. The main level is bright, open, and designed to feel like home from the moment you walk in. The front flex room offers a quiet escape that's perfect for a home office, study space, or creative studio. Toward the back of the home, the kitchen is a true showstopper—with sleek quartz countertops, an oversized island, walk-in pantry, stainless steel appliances, and plenty of prep and storage space. It's a kitchen made for entertaining and real-life multitasking. Just beyond, the dining nook is flooded with natural light and steps out onto a raised deck that feels like your own private perch overlooking the water. And whether you're enjoying cozy evenings around the electric fireplace or hosting friends for a weekend dinner party, the great room delivers comfort with a view. Upstairs, the layout is tailored for modern family life. A central bonus room provides an additional gathering space—perfect for movie nights, a playroom, or a spot to unwind. The primary suite is a standout feature, with its impressive 13' x 17'4" footprint, spa-like five-piece ensuite with a glass wall shower and bench, and a large walk-in closet that makes getting ready feel like a treat. Two additional bedrooms each come with their own walk-in closets (yes, really), and the upper floor laundry room adds a level of everyday convenience you'll appreciate from day one. The unfinished

walkout basement is a blank canvas with huge potential—imagine a future gym, games area, home theatre, or guest space with direct backyard access. With a walkout like this, you’re not just gaining square footage—you’re gaining lifestyle flexibility. Rangeview by Genstar was designed for connection. This master-planned southeast community features expansive boulevards, tree-lined canopy pathways, and easy access to surrounding neighbourhoods, greenspaces, schools, and essential amenities. Whether you're walking the dog, riding bikes with the kids, or heading to the nearby South Health Campus or Seton shops, everything you need is within reach—yet the setting remains peaceful, safe, and beautifully integrated with nature. Don’t miss your opportunity to own one of the few walkout homes backing onto the pond in this growing Calgary community. PLEASE NOTE: Photos are of a finished showhome of the same model—fit and finish may differ from 284 Mallard Grove SE. Interior selections and floorplans shown in photos.