

\$949,900 - 144 Mallard Grove Se, Calgary

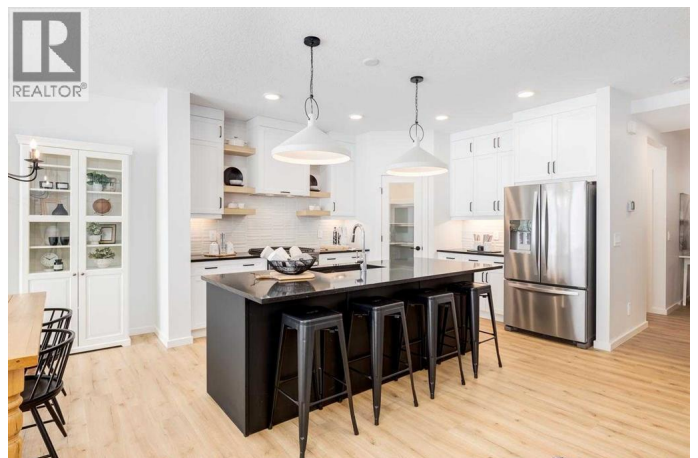
MLS® #A2255684

\$949,900

5 Bedroom, 4.00 Bathroom, 2,471 sqft
Single Family on 0.07 Acres

Rangeview, Calgary, Alberta

Calm, cohesive, and quietly luxurious—this SHOWHOME was designed to live beautifully every day, and then some. Set on a WALKOUT LOT BACKING ONTO GREENSPACE AND THE POND, this home offers 3,264 SQ FT OF FINISHED LIVING SPACE and frames the view from all levels without the feeling of neighbours behind. Inside, the main floor keeps the mood effortless: a kitchen with FULL-HEIGHT CABINETRY TO THE CEILING, GAS RANGE with a CUSTOM WOOD-CLAD HOOD, QUARTZ COUNTERS, BUILT-IN MICROWAVE, a SILGRANIT UNDERMOUNT SINK, and PANTRY BUILT-INS that keep the counters photo-ready. The living room centres on a 50" ELECTRIC FIREPLACE with rustic wood mantle; a three-section patio door draws you onto the FULL-WIDTH RAISED DECK for easy indoor-outdoor flow. Work and study have a proper address: the DEDICATED OFFICE/STUDY with DUAL BUILT-IN DESKS and a central bookcase. Nearby, the MAIN-FLOOR BEDROOM pairs with a 3-PIECE CHEATER ENSUITE BATH for easy hosting or multi-generational living. Up front, the entry, closet, and built-in mudroom absorb the traffic and the mess, keeping the rest of the home ready for the fun. Upstairs, the BONUS ROOM LOFT is anchored by a LIBRARY-STYLE BUILT-IN WALL—equal parts statement and storage. The primary bedroom adds a 5-PIECE ENSUITE WITH SOAKER TUB and GENEROUS WALK-IN



CLOSET, while two more bedrooms (each with its own walk-in) and an UPPER LAUNDRY WITH SINK keep weekends efficient. Downstairs, the FINISHED WALKOUT BASEMENT opens through another three-panel door to the covered patio and backyard beyond. A WET BAR with SILGRANIT SINK sets the tone for game nights; thereâ€™s a bright REC AREA, a BEDROOM with walk-in closet, a FULL BATH, and a FLEX ROOM WITH STORAGE of its own (home gym, hobby, or quiet office, your call). Paths loop out beyond the back fence, connecting you to nature in Rangeview by Genstar. Mechanical and comfort details are future-ready: CENTRAL AIR CONDITIONING, a 3-ZONE FURNACE, 200+ AMP SERVICE, and an upgraded 80-GALLON HOT WATER TANK. Outside, an exterior gas line is roughed-in and ready for your BBQ. Parking is easy with a DOUBLE ATTACHED GARAGE and a proper driveway. If timing matters, estimated possession is late Octoberâ€”ideal for getting settled before winter. FINISHED, POLISHED, and (almost) MOVE-IN READY ON A WALKOUT POND LOT. Schedule a private showing and make the simplest move of your year! (id:6289)

Built in 2022

Essential Information

Listing #	A2255684
Price	\$949,900
Bedrooms	5
Bathrooms	4.00
Square Footage	2,471
Acres	0.07
Year Built	2022
Type	Single Family
Sub-Type	Freehold

Community Information

Address	144 Mallard Grove Se
Subdivision	Rangeview
City	Calgary
Province	Alberta
Postal Code	T3S0E2

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	See remarks, Wet bar, No neighbours behind, Gas BBQ Hookup
Parking Spaces	4
Parking	Attached Garage, Concrete
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Range - Gas, Dishwasher, Dryer, Microwave, Hood Fan, Window Coverings, Garage door opener
Heating	Natural gas Forced air, Other
Cooling	Central air conditioning, Fully air conditioned
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes
Basement	Separate entrance, Walk out

Exterior

Exterior	Brick, Composite Siding, Vinyl siding
Exterior Features	Landscaped
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	CIR Realty
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