



# 172 Mallard Grove Calgary Alberta

\$914,900

**\*\* BACKING ON TO POND WITH VIEWS\*\*** Experience luxury living in this stunning brand-new home, perfectly designed for comfort and style. Boasting four spacious bedrooms and a versatile bonus room, this home offers an ideal layout for both relaxation and entertaining. The upgraded kitchen is a chef's dream, featuring high-end finishes, premium appliances, ample counter space, and a spacious pantry. Step onto the large deck and take in breathtaking views of the serene pond, creating the perfect outdoor retreat. The walkout basement adds incredible versatility with a finished one-bedroom, a full washroom, and rough-ins for a wet bar or kitchen--ideal for customization. Thoughtful upgrades throughout make this home a true standout. Don't miss your chance to own this exceptional property!\*\* (id:6769)

4pc Bathroom 8.42 Ft x 8.00 Ft  
Other 7.83 Ft x 6.83 Ft  
5pc Bathroom 10.67 Ft x 10.50 Ft  
Primary Bedroom 13.33 Ft x 16.00 Ft  
Bedroom 9.42 Ft x 12.67 Ft  
Bedroom 8.92 Ft x 14.67 Ft  
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Bedroom 8.83 Ft x 13.58 Ft  
Family room 13.58 Ft x 13.25 Ft

Laundry room 6.67 Ft x 5.33 Ft  
Bedroom 9.67 Ft x 13.17 Ft  
Family room 21.92 Ft x 32.75 Ft  
4pc Bathroom 7.58 Ft x 5.08 Ft  
Living room 13.08 Ft x 13.00 Ft  
Dining room 11.00 Ft x 9.67 Ft  
Kitchen 13.17 Ft x 15.08 Ft  
2pc Bathroom 5.00 Ft x 5.00 Ft

Listing Presented By:



Originally Listed by:  
TREC The Real Estate Company



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**Mirror**

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