



# 55 Mallard Heath Calgary Alberta

\$814,900

Welcome to your future home in the vibrant community of Rangeview! This stunning two-story Homes by Avi single-family residence is under construction and ready for possession in September 2024 - this is where style meets functionality. Park the car in your attached two-car garage, step inside, and feel instantly at home. The main floor greets you with a convenient three-piece bath and a versatile bedroom, perfect for guests or a home office. The heart of this home is the open-concept kitchen, nook, and great room. The kitchen is a chef's dream, boasting full-height cabinets, a large island with a breakfast bar, a built-in microwave, and a sleek chimney hood fan. The walk-in pantry offers ample storage, and the elegant quartz countertops add a touch of sophistication. Picture cozy evenings by the great room fireplace, or sunny mornings on the rear deck, sipping your coffee and soaking in the tranquility. Head upstairs to discover a thoughtfully designed second floor. The laundry room adds convenience, while the three-piece main bath is perfect for family or guests. Two secondary bedrooms, each with walk-in closets, provide plenty of space for everyone. The bonus room offers endless possibilities - a media room, play area, or your personal sanctuary. The master bedroom is your private retreat, complete with a luxurious five-piece ensuite and a very spacious walk-in closet. Rangeview's location is unbeatable. With proximity to Seton's YMCA, the South Health Campus, established schools, and a variety of retail options, this community is ideal for growing families, first-time buyers, and seasoned buyers alike. Enjoy the convenience and vibrancy that Rangeview offers, making it a prime choice for your new home. Don't miss the chance to call this Homes by Avi Jefferson model your new home. Reach out today to schedule a viewing and take the first step towards owning this excep...

Listing Presented By:



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**Mirror**

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Bonus Room 14.00 Ft x 17.17 Ft

Other Measurements not available

Bedroom 12.00 Ft x 9.67 Ft

Other .00 Ft x .00 Ft

Other .00 Ft x .00 Ft

3pc Bathroom .00 Ft x .00 Ft

Bedroom 11.00 Ft x 13.00 Ft

Bedroom 9.67 Ft x 8.00 Ft

Other .00 Ft x .00 Ft

Kitchen 11.67 Ft x 19.00 Ft

3pc Bathroom Measurements not available

Pantry Measurements not available

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Laundry room .00 Ft x .00 Ft

Primary Bedroom 17.33 Ft x 13.00 Ft

5pc Bathroom Measurements not available

Other 15.00 Ft x 11.00 Ft

Great room 17.00 Ft x 12.00 Ft