



## 55 Mallard Heath Calgary Alberta

\$784,900

Welcome to your future home in the vibrant community of Rangeview! This stunning two-story Homes by Avi Jefferson model is just about complete, and ready for a quick possession. From the attached two-car garage, step inside to find a spacious and thoughtfully designed layout. The main floor features a versatile bedroom and a convenient three-piece bath--ideal for guests or a home office. At the heart of the home is the open-concept kitchen, nook, and great room. The kitchen is a chef's delight, complete with full-height cabinets, a large island with a breakfast bar, built-in microwave, chimney hood fan, walk-in pantry, and elegant quartz countertops. Cozy up by the electric fireplace in the great room or enjoy your morning coffee on the rear deck, soaking in the peaceful surroundings. Upstairs, you'll find even more to love. The second floor features a convenient laundry room, a three-piece main bath, and two spacious secondary bedrooms, each with its own walk-in closet. The bonus room offers endless possibilities, whether you need a play area, home office, or media room. Retreat to the large master suite, which includes a luxurious five-piece ensuite with double sinks, a soaker tub, a glass-enclosed shower, and a large walk-in closet. Rangeview's unbeatable location offers easy access to Seton's YMCA, the South Health Campus, established schools, and plenty of retail options. This community is perfect for growing families, first-time buyers, and seasoned homeowners alike. Don't miss out on the opportunity to make this exceptional home yours! Contact us today to schedule a viewing and take the next step toward owning your dream home. (id:6769)

Bonus Room 14.00 Ft x 17.17 Ft

Bedroom 12.00 Ft x 9.67 Ft

Other .00 Ft x .00 Ft

Bedroom 11.00 Ft x 13.00 Ft

Other .00 Ft x .00 Ft

3pc Bathroom Measurements not available

Laundry room .00 Ft x .00 Ft

Primary Bedroom 17.33 Ft x 13.00 Ft

Other Measurements not available

Other .00 Ft x .00 Ft

3pc Bathroom .00 Ft x .00 Ft

Bedroom 9.67 Ft x 8.00 Ft

Kitchen 11.67 Ft x 19.00 Ft

Pantry Measurements not available

Other 15.00 Ft x 11.00 Ft

Great room 17.00 Ft x 12.00 Ft

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

Listing Presented By:



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**Mirror**

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