



REALTOR



304 MALLARD Grove Calgary Alberta

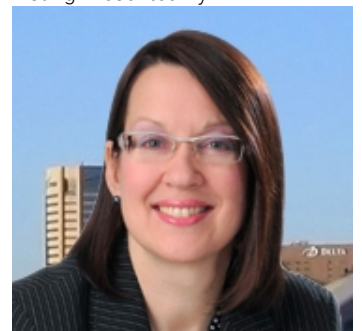
\$829,900

Welcome to the extraordinary newer southeast community of RANGEVIEW BY GENSTAR (just south of Mahogany, east of Seton); VOTED BEST NEW COMMUNITY at BILD Calgary Region Awards 2023; Rangeview unique urban design features integrated pathways, landscaped parks, & ponds! Expansive boulevards & tree canopied pathways conveniently connect families to greenspaces & adjacent neighborhoods. Your new home is 5 minutes from the world's largest YMCA, South Health Campus & numerous restaurants, fine dining, services and amenities. This home TO BE BUILT by Excel Homes and will be completed 9 months from when a firm offer is written. You will have a WALKOUT BASEMENT, ZONED FOR LEGAL SUITE, backing onto a beautiful GREENSPACE AND POND w/pathways - its an amazing location. Easy access to Deerfoot and Stoney Trail - 5 minutes to the world's largest YMCA, South Health Campus, and an abundance amenities, restaurants, services. The COLLINGWOOD is an exceptionally popular plan with an open footprint that's perfect for families. This home will offer 2235 sf with FOUR generous bedrooms above grade. The primary suite boasts a large walk in closet & spa like ensuite. There is a central bonus room for movie & play time! Your laundry is conveniently located on this level. Your kitchen is sure to please w/loads of counter space, large walk in pantry & is open to your breakfast nook & great room! There's lots of time to personalize your new home - possession will be approx 9 months from purchase. Excel Homes are "BUILT GREEN" & standard features include 9' ceilings, luxury vinyl plan flooring, quartz counter tops in kitchen & all baths, smart home package, 3piece bath rough in , EV ready infrastructure, solar conduit & so much more. (id:6769)

Bonus Room 12.08 Ft x 12.83 Ft
 Primary Bedroom 12.08 Ft x 12.83 Ft
 Bedroom 10.17 Ft x 8.83 Ft
 Bedroom 11.50 Ft x 8.67 Ft
 Bedroom 11.33 Ft x 9.33 Ft
 4pc Bathroom 11.00 Ft x 9.58 Ft

Laundry room 8.83 Ft x 6.08 Ft
 Den 11.50 Ft x 8.67 Ft
 Kitchen 12.42 Ft x 11.08 Ft
 Breakfast 12.17 Ft x 9.92 Ft
 Great room 12.42 Ft x 12.67 Ft

Listing Presented By:



Originally Listed by:
CIR Realty

<http://www.jangraham.ca/>



**RE/MAX REAL ESTATE
(CENTRAL)**

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