



311 MALLARD Crossing Calgary Alberta

\$819,900

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's 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 & amenities! This home is TO BE BUILT BY EXCEL HOMES - the model is the MASON. Possession will be 9 months from firm offer. This home is situated on an amazing street with a west backyard that backs onto a green space / pond with pathway systems. Your new home will be EV ready infrastructure & solar conduit. This is another amazing 'built green' home with all the cost saving features that makes Excel Homes a wise choice. The MASON offers 2073 sq ft. delivered in a gorgeous open plan w/9' ceilings on the main floor & luxury vinyl plank flooring. You'll love the main floor flex room (option to turn the flex room into a 4th bedroom w/3 piece bath). L-shaped kitchen boasts a huge pantry & is open to the family sized nook and great room. The grand great room is open to the 2nd story! Upstairs you'll find 3 generous bedrooms - the primary suite features a large ensuite w/over-sized shower & separate tub. A winning, unique & convenient feature is the walk "through" closet that is attached to your laundry room! The central bonus room separates the primary suite from bedrooms 2 & 3! You'll love this home, the location & the community! (id:6769)

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| Primary Bedroom 13.83 Ft x 13.08 Ft | Kitchen 15.83 Ft x 15.33 Ft |
| Bedroom 11.50 Ft x 9.33 Ft | Other 13.08 Ft x 13.25 Ft |
| Bedroom 9.58 Ft x 12.50 Ft | Living room 10.83 Ft x 13.25 Ft |
| 4pc Bathroom 14.50 Ft x 5.25 Ft | Pantry 6.50 Ft x 9.08 Ft |
| 4pc Bathroom Measurements not available | Other 9.67 Ft x 12.42 Ft |
| Bonus Room 13.83 Ft x 10.83 Ft | 2pc Bathroom 5.83 Ft x 5.25 Ft |
| Laundry room .00 Ft | Foyer 9.00 Ft x 4.42 Ft |

Listing Presented By:



Originally Listed by:
CIR Realty

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



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

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