



# 63 Mallard Heath Calgary Alberta

\$869,900

Welcome to this sleek, EAST-facing 2-storey home in Rangeview, expertly designed by Excel Homes. Spanning 3,000 SQFT HOME on 3212 SQFT LOT, 2248 SQFT of Main and Upper level, this property is a blend of style and functionality, complete with a fully finished 751 SQFT 2-bedroom legal suite built by Excel Homes. From the moment you walk in, the impressive entryway sets a modern, inviting tone for the entire home. The main floor showcases a stunning kitchen with two-tone cabinets (Teal Color) that reach the ceiling, glass-front doors, and chic puck lighting. With built-in appliances and quartz countertops, this kitchen is every chef's dream. The spacious dining area flows seamlessly to a 10X10 deck, perfect for effortless indoor-outdoor living. A convenient main floor bedroom with an attached full bathroom adds flexibility to the space. Upstairs, you'll find three expansive bedrooms, including a bonus room with vaulted ceilings and a dedicated laundry area. The second bedroom is even larger than the primary suite, featuring a massive walk-in closet. The ensuite bathroom is pure luxury, boasting dual sinks beneath a full-width mirror, a deep soaking tub, and a glass-enclosed shower with sleek, full-height tiling. The fully developed 2 BED legal suite below is a standout feature with all the appliances, separate furnace and hot water tank for Basement, offering a large rec room with modern pot lighting, two bright bedrooms with oversized windows, in-suite laundry, and a well-equipped kitchen with full-sized appliances and a stylish bath. Plus, this home comes with a transferable Alberta New Home Warranty, ensuring peace of mind. This home is more than just a place to live--it's a statement in modern living. You have to see it to truly appreciate its contemporary design and thoughtful details. Get ready to fall in love with your new home in Rangeview--where style meets co...

Primary Bedroom 12.83 Ft x 12.00 Ft  
 Storage 5.92 Ft x 3.17 Ft  
 Bedroom 8.42 Ft x 11.50 Ft  
 Laundry room 3.67 Ft x 3.33 Ft  
 3pc Bathroom 7.92 Ft x 4.92 Ft  
 Furnace 11.50 Ft x 9.75 Ft

Bedroom 8.50 Ft x 9.08 Ft  
 Pantry 8.67 Ft x 5.50 Ft  
 Dining room 12.17 Ft x 12.83 Ft  
 Other 6.75 Ft x 6.92 Ft  
 Kitchen 13.33 Ft x 14.92 Ft  
 Living room 12.17 Ft x 10.42 Ft

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Listing Presented By:



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MaxWell Central

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Bedroom 9.92 Ft x 9.75 Ft

Kitchen 8.42 Ft x 12.83 Ft

Living room 10.50 Ft x 11.58 Ft

Other 4.58 Ft x 4.33 Ft

3pc Bathroom 5.25 Ft x 11.50 Ft

Other 5.08 Ft x 4.67 Ft

Other 6.33 Ft x 4.58 Ft