



# 101 Mallard Grove Calgary Alberta

\$770,000

| OPEN HOUSE THIS SATURDAY (6TH) & SUNDAY (7TH) FROM 2:30-4:30 P.M. | Welcome to 101 Mallard Grove SE in the vibrant community of Rangeview, where modern design meets everyday comfort! This beautifully upgraded home sits on a huge pie lot with a fully fenced, fully sodded, sun-drenched south-facing backyard, giving you the space and lifestyle you've been waiting for--all without the long builder timelines or ongoing construction headaches. Step inside and be impressed by the upgraded kitchen, featuring extended-height solid cabinetry, a sleek hood fan, a quartz-topped island extended for extra seating, and quartz counters carried through to both bathrooms. The expanded dining area is perfect for family gatherings, while the upgraded flooring and railings bring a touch of elegance throughout the main floor. Upstairs offers a park and pond view, ready for you to enjoy. The primary suite offers a spacious living area, dual vanity, and high-quality window coverings that add both style and function. The home also includes air conditioning, a 200 AMP electrical panel, gas rough-in for a future garage heater, and a basement bathroom rough-in for your future development plans. Got an electric vehicle? Well, this home is pre-wired! Work from home? The cozy office will be sure to meet your needs! Outside, enjoy your massive pie-shaped lot--rare in new communities--and soak up the sunshine in your south-facing yard, already landscaped and ready for summer. This prime location within Rangeview is tucked away from heavy construction zones, allowing you to enjoy all the perks of a new master-planned community with less noise, less dust, and more peace of mind. Don't wait months (or years) for a builder to finish--this move-in ready home lets you start living the Rangeview lifestyle today! (id:6769)

2pc Bathroom 5.42 Ft x 4.67 Ft  
Dining room 10.58 Ft x 10.33 Ft  
Kitchen 10.58 Ft x 14.17 Ft  
Living room 12.42 Ft x 20.17 Ft  
Other 7.67 Ft x 8.33 Ft  
4pc Bathroom 5.00 Ft x 8.17 Ft  
5pc Bathroom 9.58 Ft x 10.58 Ft

Bedroom 10.67 Ft x 9.00 Ft  
Bedroom 12.00 Ft x 9.92 Ft  
Family room 14.33 Ft x 13.00 Ft  
Laundry room 9.25 Ft x 6.00 Ft  
Office 8.17 Ft x 5.92 Ft  
Primary Bedroom 13.00 Ft x 12.00 Ft  
Other 9.25 Ft x 6.50 Ft

Listing Presented By:



Originally Listed by:  
Century 21 Bravo Realty



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