



# 104 Mallard Grove Calgary Alberta

\$724,900

Welcome to this exquisite 2-storey gem in the heart of Rangeview. Situated near the charming neighborhoods of Seton, Mahogany, and Auburn Bay, this area offers excellent accessibility with quick and easy access in and out of the community. Rangeview boasts a wealth of amenities, including the South Health Campus, the expansive new YMCA, and all your lifestyle desires. Available for occupancy in January 2024, this 3 bedroom HOMES BY AVI Gabriel Model is the perfect place to call home. This stunning residence features an open-concept main floor living space, a north-facing backyard complete with a deck and a gas line for those enjoyable summer afternoons and generous 9-foot basement ceilings. The side entrance offers the possibility of creating a separate living space, making it an ideal setup for multi-generational living. The main floor is bathed in natural light and showcases luxury vinyl plank flooring, stone countertops, and a spacious kitchen with a walk-in pantry. Moving to the second level, you'll discover a sizable bonus room, a full laundry room, two secondary bedrooms (each with their own walk-in closets), and a spacious primary bedroom with an exquisite 5-piece ensuite and a generous walk-in closet. The interior palette of this home is both beautiful and welcoming, perfect for dressing up to suit your personal style. Don't miss out on this exceptional opportunity - it won't stay on the market for long! PLEASE NOTE: This home is under construction, for more information - please go to the Homes by Avi Showhome located at 140 Mallard Grove SE during showhome hours. (id:6769)

Primary Bedroom 12.00 Ft x 13.00 Ft

4pc Bathroom Measurements not available

Other Measurements not available

Bonus Room 13.08 Ft x 13.33 Ft

Office 5.75 Ft x 9.33 Ft

Bedroom 10.00 Ft x 12.00 Ft

Other Measurements not available

Bedroom 9.50 Ft x 10.67 Ft

Other Measurements not available

Laundry room Measurements not available

3pc Bathroom Measurements not available

Great room 15.67 Ft x 11.50 Ft

Other 9.00 Ft x 11.50 Ft

Kitchen 11.17 Ft x 14.83 Ft

Pantry Measurements not available

Other Measurements not available

2pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:  
CIR REALTY



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca