



# 12 Mallard Grove Calgary Alberta

\$799,900

Welcome to this stunning newly built home in the vibrant community of Rangeview! Designed for both comfort and functionality, this 2,100+ sq. ft. property offers a thoughtfully crafted layout with exceptional features. The main floor boasts a full bedroom and bathroom, perfect for guests or multi-generational living, along with a spice kitchen spacious enough to include pantry storage, complementing the open-concept kitchen and extended great room—ideal for entertaining. Upstairs, you will find two primary bedrooms, one featuring a 5-piece ensuite, along with two additional bedrooms that share a full bathroom, plus a conveniently located laundry room. This home also includes a separate side entrance, and the basement is fully roughed in for a legal suite, with floor plans ready for future development. Located just minutes from Seton's top amenities, including shopping, restaurants, the South Health Campus, and the largest YMCA in North America, this home offers both convenience and community living at its finest. (id:6769)

4pc Bathroom 5.00 Ft x 8.08 Ft  
 4pc Bathroom 5.00 Ft x 7.58 Ft  
 5pc Bathroom 8.92 Ft x 9.42 Ft  
 Bedroom 9.00 Ft x 11.00 Ft  
 Bedroom 12.42 Ft x 10.17 Ft  
 Bedroom 10.17 Ft x 12.75 Ft  
 Primary Bedroom 13.67 Ft x 15.00 Ft

3pc Bathroom 8.08 Ft x 5.00 Ft  
 Bedroom 9.25 Ft x 13.42 Ft  
 Dining room 10.50 Ft x 10.00 Ft  
 Kitchen 9.25 Ft x 13.25 Ft  
 Other 9.00 Ft x 6.25 Ft  
 Living room 12.50 Ft x 16.25 Ft  
 Other 8.08 Ft x 6.58 Ft

Listing Presented By:



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