



## 120 Mallard Grove Calgary Alberta

\$949,900

Brand new Cardel Homes Aspire Showhome, located at 120 Mallard Grove SE in Calgary's vibrant Rangeview community. With over 2,850 sq ft of developed space, this 4-bedroom, 3.5-bathroom home blends modern design with thoughtful functionality. The main floor welcomes you with a spacious foyer, a versatile flex room ideal for a home office or playroom, The unique kitchen design features a prep area and second sink, premium appliances, large island Dekton porcelain countertops and a walk-in pantry. Upstairs, a vaulted bonus room offers a cozy retreat. The primary bedroom is located at the rear of the home complete with a spa-like ensuite and generous walk-in closet. A second primary bedroom and 3-piece ensuite and two additional bedrooms, a full bath, and a convenient upper-floor laundry room complete the upper level. The fully finished walkout basement adds even more versatility with a large rec room, wet bar, fourth bedroom, and full bath. Cardel Homes better quality and design. (id:6769)

Bedroom 12.83 Ft x 9.33 Ft  
4pc Bathroom .00 Ft x .00 Ft  
Recreational, Games room 12.00 Ft x 20.83 Ft  
2pc Bathroom .00 Ft x .00 Ft  
Dining room 10.00 Ft x 10.00 Ft  
Great room 13.00 Ft x 14.83 Ft  
Other 9.33 Ft x 13.00 Ft  
5pc Bathroom .00 Ft x .00 Ft

4pc Bathroom .00 Ft x .00 Ft  
4pc Bathroom 12.00 Ft x 17.00 Ft  
Loft 13.00 Ft x 12.00 Ft  
Primary Bedroom 12.00 Ft x 15.00 Ft  
Primary Bedroom 10.67 Ft x 12.00 Ft  
Bedroom 9.00 Ft x 11.83 Ft  
Bedroom 9.17 Ft x 11.33 Ft

Listing Presented By:



Originally Listed by:  
Bode Platform Inc.

<http://bodecanada.com/>



**Real Estate Professionals Inc.**

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

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)