



292 Mallard Grove Calgary Alberta

\$824,900

IF YOU'VE EVER MUTTERED "WE NEED MORE SPACE" WHILE STEPPING ON LEGO FOR THE FIFTH TIME THIS WEEK, YOU'RE NOT ALONE--and you're exactly who this home was built for. Welcome to 292 Mallard Grove SE: a brand new Andre model from Homes by Avi, BACKING DIRECTLY ONTO A POND, PATHWAYS, AND LUSH GREENSPACE in Rangeview by Genstar. With an east-facing walkout lot and no rear neighbours, this home offers the kind of view that makes weekday mornings feel a little less... weekday. Inside, 2,453 sq ft of thoughtful living space greets you with 9' ceilings, luxury vinyl plank flooring, and the kind of layout that knows what busy families actually need. A MAIN FLOOR FLEX ROOM AND ADJACENT POWDER ROOM make the perfect setup for working from home, hiding from homework time, or giving guests their own corner of calm. The mudroom has a walk-in closet, so daily chaos has somewhere to go besides "the chair" everyone keeps piling things on. The kitchen is equal parts function and finesse, with QUARTZ COUNTERTOPS, a CHIMNEY HOOD FAN, BUILT-IN MICROWAVE, 48" UPPER CABINETS, and a WALK-IN PANTRY for hiding Costco runs. There's even a gas line rough-in for when you're ready to level up to a gas range. The oversized THREE-PANEL PATIO DOOR leads to a 12' x 10' DECK--complete with a BBQ gas line and a view that might make you a morning person. Upstairs, the CENTRAL BONUS ROOM is ready for movie nights, pillow forts, or a desperately needed second living space. Each of the three bedrooms has a walk-in closet (yes, even the kids'), and the full laundry room includes a folding counter--because socks don't fold themselves, and you shouldn't have to balance a laundry basket on a bathroom counter ever again. THE MASTER BEDROOM IS A RETREAT, with space for a reading nook or yoga mat, a spa-inspired 5-piece ensuite with a SOAKER TUB, TILE-AND-GLASS SHOWER, DOUBLE SINKS, and a walk-in closet big enough to ...

Other .00 Ft x .00 Ft

Other Measurements not available

Other Measurements not available

Other 12.08 Ft x 12.00 Ft

Den 9.50 Ft x 10.00 Ft

Bonus Room 15.00 Ft x 16.00 Ft

Loft 7.08 Ft x 10.00 Ft

Primary Bedroom 17.00 Ft x 13.50 Ft

5pc Bathroom 11.00 Ft x 10.00 Ft

Other 7.00 Ft x 10.00 Ft

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2pc Bathroom .00 Ft x .00 Ft

Other 14.00 Ft x 12.00 Ft

Pantry Measurements not available

Other 10.00 Ft x 12.00 Ft

Great room 17.00 Ft x 12.00 Ft

Laundry room .00 Ft x .00 Ft

3pc Bathroom Measurements not available

Bedroom 11.00 Ft x 13.00 Ft

Other .00 Ft x .00 Ft