



# 109 Mallard Grove Calgary Alberta

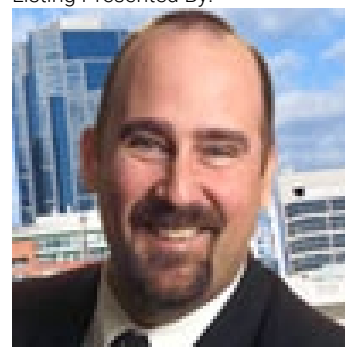
\$839,900

|| SKIP THE WAIT. MOVE IN NOW & LIVE WHERE THERE'S LESS CONSTRUCTION || WELCOME HOME! || This is the kind of home that truly works for family life! With over 2,200 sq. ft. above grade, there's room for everyone to spread out while still feeling connected. The bright main floor offers a flexible space that's perfect for a home office, playroom, or extra bedroom, and the south facing, floor-to-ceiling sliding doors bring in beautiful natural light while opening onto a finished deck--great for family dinners and summer evenings. Upstairs, the large bonus room is ideal for movie nights, homework, or a kids' retreat. The fully finished, legal two-bedroom basement suite provides incredible flexibility--whether it's for extended family, teens needing their own space, or a mortgage helper that supports your family's future. With a south facing backyard, double attached garage, and central A/C, this home is designed for comfort, convenience, and long-term living in the welcoming community of Rangeview. This home comes complete with a rough-in for both Solar Panels AND EV Charging. 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)

Storage 6.08 Ft x 3.17 Ft  
 Furnace 9.83 Ft x 11.58 Ft  
 2pc Bathroom 4.83 Ft x 4.50 Ft  
 Other 9.92 Ft x 10.00 Ft  
 Foyer 8.33 Ft x 8.25 Ft  
 Kitchen 14.92 Ft x 15.92 Ft  
 Living room 12.92 Ft x 12.67 Ft  
 Pantry 8.83 Ft x 5.33 Ft  
 Other 8.67 Ft x 11.42 Ft  
 4pc Bathroom 5.17 Ft x 11.50 Ft

5pc Bathroom 10.50 Ft x 11.67 Ft  
 Bedroom 8.58 Ft x 13.83 Ft  
 Bedroom 8.83 Ft x 12.25 Ft  
 Bedroom 13.67 Ft x 11.42 Ft  
 Family room 17.25 Ft x 14.50 Ft  
 Laundry room 5.17 Ft x 7.75 Ft  
 Primary Bedroom 12.50 Ft x 14.58 Ft  
 Other 9.92 Ft x 6.92 Ft  
 4pc Bathroom 7.67 Ft x 4.75 Ft

Listing Presented By:



Originally Listed by:  
 Century 21 Bravo Realty

**RE/MAX Realty Professionals**

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