



130 Mallard Heath Calgary Alberta

\$579,900

Experience style and thoughtful design in this brand-new TRUMAN-built home, ideally located near playgrounds, shopping, and just minutes from the Calgary South Health Campus and Stoney Trail. Step inside to an inviting open-concept layout that seamlessly connects the kitchen, dining, and living areas—perfect for both entertaining and everyday comfort. The bright kitchen showcases full-height cabinetry with soft-close doors and drawers, quartz countertops, a spacious eating bar, stainless steel appliance package, and a walk-in pantry. Elevated details include luxurious LVP flooring, a stylish 2-piece bathroom, and a practical mudroom designed for modern family living. Upstairs, a central bonus room offers flexible space for relaxation or work. The primary bedroom provides a serene retreat, featuring a 3-piece ensuite, and a generous walk-in closet. Two additional bedrooms, a full bathroom, and a conveniently located laundry area complete the upper level—balancing style, comfort, and functionality. A separate side entrance leads to the unfinished basement, offering future potential for a home gym, or additional living space tailored to your needs. Move-in ready and built with TRUMAN's signature craftsmanship, this home blends quality, design, and comfort—helping you Live Better.

*The photo gallery showcases a similar home with comparable layout and features; finishes may vary.

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Primary Bedroom 13.33 Ft x 12.83 Ft

3pc Bathroom .00 Ft x .00 Ft

Bonus Room 14.67 Ft x 8.67 Ft

Bedroom 8.75 Ft x 9.25 Ft

Bedroom 9.83 Ft x 9.33 Ft

4pc Bathroom Measurements not available

Laundry room Measurements not available

Living room 13.08 Ft x 12.75 Ft

Kitchen 15.75 Ft x 12.42 Ft

Dining room 12.42 Ft x 9.58 Ft

2pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



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#10, 6020 - 1A ST SW, Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca