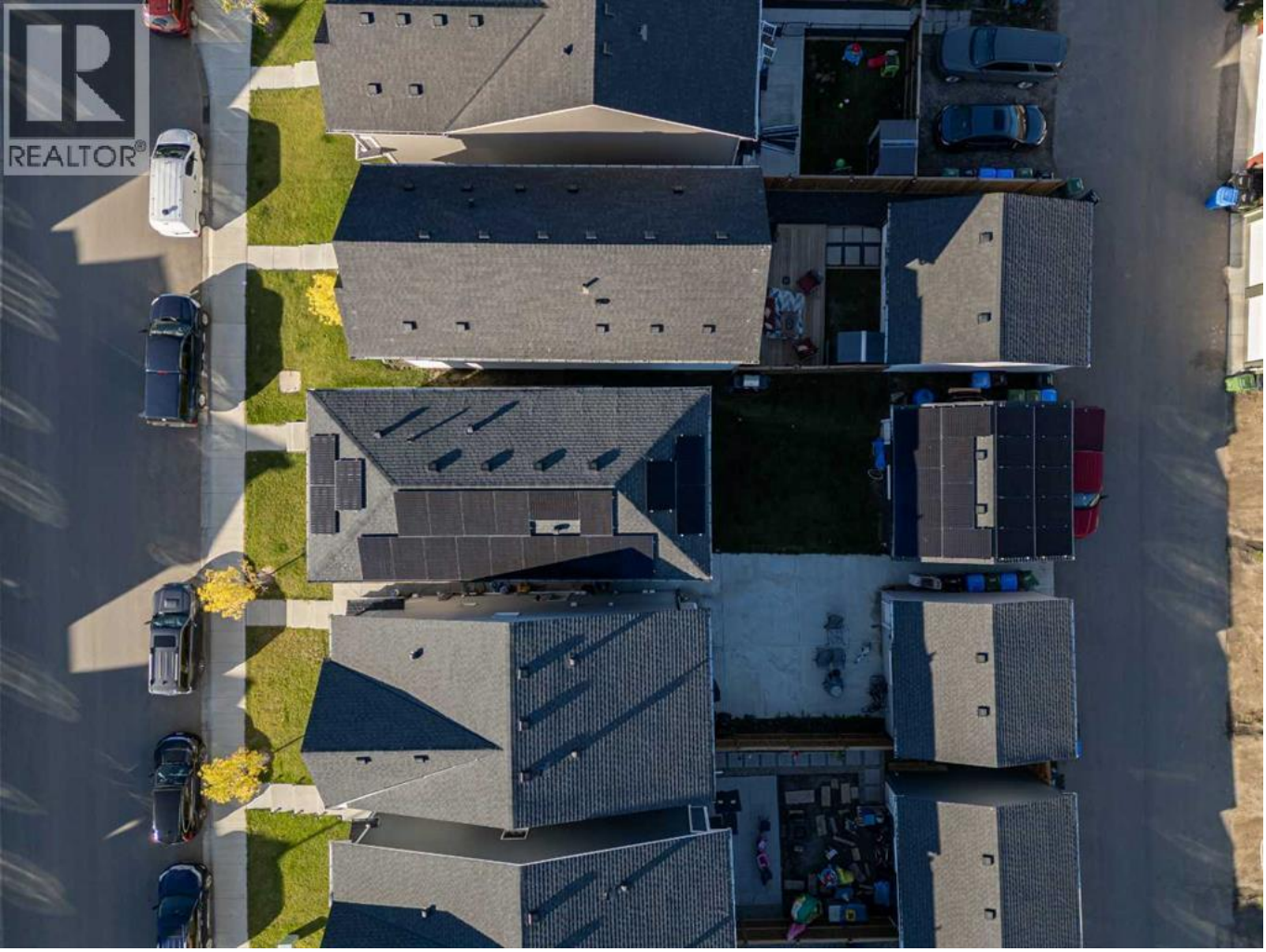


74 Mallard Heath Calgary Alberta

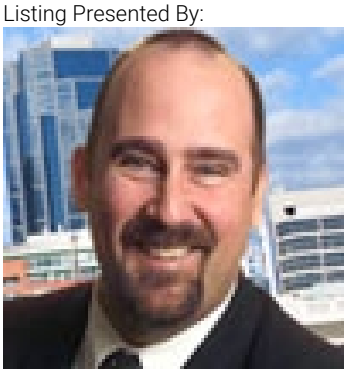
$660,000

SELLER WILL PAYOUT THE MASSIVE SOLAR SYSTEM AT CLOSING | POWER YOUR HOME FOR FREE | Welcome to YOUR NEW HOME! Located in Genstar's family-friendly community of Rangeview Springs, this beautifully designed open concept home is the perfect place to put down roots. The main home is vacant and ready for you to move right in, while the LEGAL basement suite is currently tenant occupied, so you can OFFSET YOUR MORTGAGE FROM DAY ONE! A MASSIVE SOLAR SYSTEM helps offset your energy use and keep monthly costs down year-round. Inside you'll find high ceilings, luxury vinyl flooring, quartz countertops and gorgeous marble tiling. The main level features a spacious living room that leads to your bright galley kitchen with stainless steel appliances and a dining space, with a 2pc bath finishing this level. Upstairs, a great-sized bonus room gives the kids their own space and is accompanied by three bedrooms, two 4pc bathrooms and a laundry room, and the primary bedroom features a large walk-in closet. The legal suite has its own bedroom, 4pc bath, large kitchen with stainless steel appliances, separate laundry and storage area. Outside, the DETACHED DOUBLE GARAGE provides secure parking and extra storage. Rental income plus solar savings make home ownership more affordable than you think. Don't miss out on this fantastic opportunity and book your showing today! (id:6769)

Kitchen 13.25 Ft x 8.58 Ft
Living room 11.83 Ft x 14.33 Ft
Bedroom 9.83 Ft x 10.42 Ft
Laundry room 3.58 Ft x 3.83 Ft
Furnace 8.42 Ft x 9.33 Ft
4pc Bathroom .00 Ft x .00 Ft
Other 4.25 Ft x 5.67 Ft
Living room 13.25 Ft x 13.83 Ft
Kitchen 9.17 Ft x 14.33 Ft

Dining room 9.50 Ft x 10.50 Ft
2pc Bathroom .00 Ft x .00 Ft
Bonus Room 10.08 Ft x 10.83 Ft
Primary Bedroom 13.58 Ft x 13.67 Ft
Bedroom 9.17 Ft x 9.75 Ft
Bedroom 9.42 Ft x 10.42 Ft
Laundry room 3.33 Ft x 5.00 Ft
4pc Bathroom .00 Ft x .00 Ft
4pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



Originally Listed by:
Sotheby's International Realty Canada

RE/MAX Realty Professionals

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

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