



78 Mallard Heath Calgary Alberta

\$699,900

Welcome to this beautifully updated home in the sought after community of Rangeview Springs! The main level features a bright open floor plan with modern finishes, a custom built fireplace mantel, spacious living/dining areas, an office/flex space and a convenient half bath. Upstairs you'll find three generous bedrooms, including the stylish primary with its own ensuite bathroom, plus another full bath and a large bonus room with vaulted ceilings. The upgraded laundry room includes built in cabinetry for extra storage and function. Downstairs the legal basement suite offers a separate side entrance, full kitchen, bedroom, full bathroom, independent furnace and hot water tank - perfect for rental income or extended family. Enjoy the outdoors with a landscaped yard, rear deck with a BBQ gas line and a new fence for privacy. The detached double garage is insulated, drywalled and heated, with elegant French doors for easy access. Additional highlights include air conditioning, a water osmosis system and water softener, all to be assumed by the buyer for \$124.70 per month. Situated close to picturesque ponds and scenic walking paths, this home offers the perfect balance of comfort, quality and location. (id:6769)

4pc Bathroom 5.25 Ft x 11.42 Ft
Bedroom 10.92 Ft x 11.92 Ft
Other 4.25 Ft x 8.00 Ft
Kitchen 10.50 Ft x 13.83 Ft
2pc Bathroom 5.00 Ft x 5.50 Ft
Primary Bedroom 12.08 Ft x 13.50 Ft

Bedroom 8.42 Ft x 10.75 Ft
Bedroom 9.25 Ft x 9.42 Ft
Bonus Room 11.83 Ft x 12.08 Ft
Laundry room 5.00 Ft x 6.17 Ft
4pc Bathroom 5.00 Ft x 8.42 Ft
3pc Bathroom 6.50 Ft x 10.17 Ft

Listing Presented By:



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

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