

\$709,900 - 104 Mallard Grove Se, Calgary

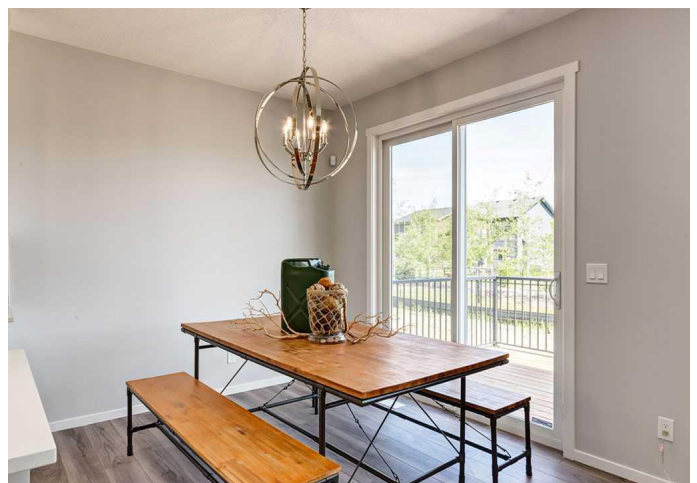
MLS® #A2109903

\$709,900

3 Bedroom, 3.00 Bathroom, 2,002 sqft
Residential on 0.09 Acres

Rangeview, Calgary, Alberta

Back on market due to financing - Welcome to this exquisite 2-storey gem in the heart of Rangeview. Situated near the charming neighborhoods of Seton, Mahogany, and Auburn Bay, this area offers excellent accessibility with quick and easy access in and out of the community. Rangeview boasts a wealth of amenities, including the South Health Campus, the expansive new YMCA, and all your lifestyle desires. Ready for your touch, this 3 bedroom HOMES BY AVI Gabriel Model is the perfect place to call home. This residence features an open-concept main floor living space, a north-facing backyard complete with a deck and a gas line for those enjoyable summer afternoons and generous 9-foot basement ceilings. The side entrance offers the possibility of creating a separate living space, making it an ideal setup for multi-generational living. The main floor is bathed in natural light and showcases luxury vinyl plank flooring, stone countertops, and a spacious kitchen with a walk-in pantry. Moving to the second level, you'll discover a sizable bonus room, a full laundry room, two secondary bedrooms (each with their own walk-in closets), and a spacious primary bedroom with an exquisite 5-piece ensuite and a generous walk-in closet. The interior palette of this home is both beautiful and welcoming, perfect for dressing up to suit your personal style. Please note - Photos are of showhome of the same model, please see finishes in last photo.



Don't miss out on this exceptional opportunity
â€“ Call your favorite realtor for a viewing
today.

Built in 2024

Essential Information

MLS® #	A2109903
Price	\$709,900
Sold Price	\$698,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,002
Acres	0.09
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	104 Mallard Grove Se
Subdivision	Rangeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0E2

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway

Interior

Interior Features	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator
Heating	High Efficiency, Forced Air

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Great Room
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Front Yard, Rectangular Lot, Zero Lot Line
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 23rd, 2024
Date Sold	March 14th, 2024
Days on Market	20
Zoning	R-1N
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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