

\$724,900 - 106 Mallard Heath Se, Calgary

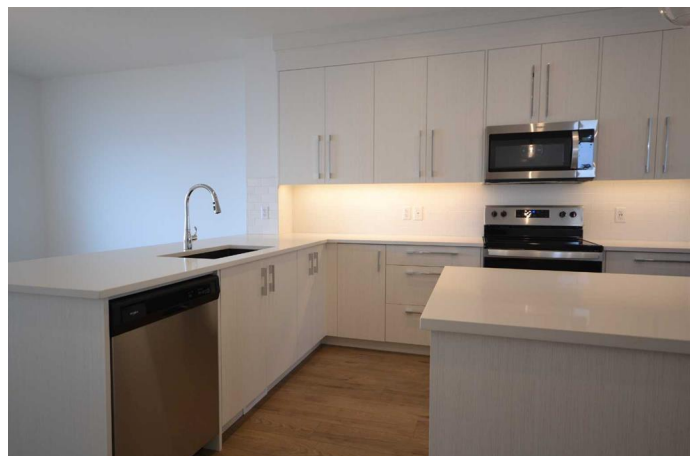
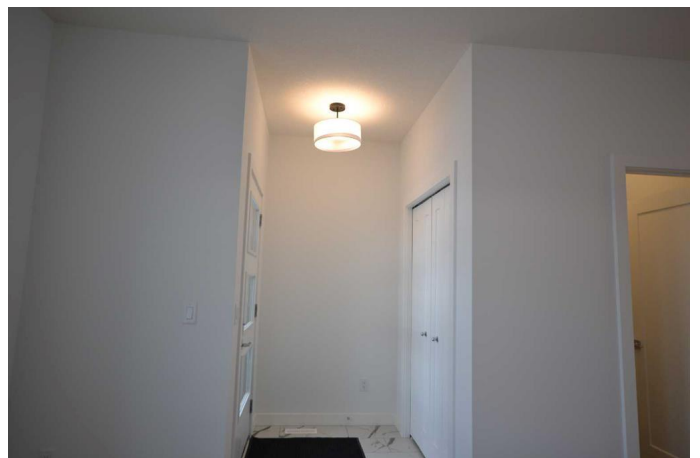
MLS® #A2120423

\$724,900

4 Bedroom, 4.00 Bathroom, 1,669 sqft
Residential on 0.06 Acres

Rangeview, Calgary, Alberta

Newer built TRUMAN 3 Bedroom, 2.5 Bathroom home with 1 Bedroom Legal Basement Suite nestled in Rangeview! This contemporary and functionally designed home is within close proximity to Playgrounds, Shopping, minutes to Calgary South Health Campus and Stoney Trail. Upon entering this inviting open-concept plan boasts a bright chef's inspired kitchen with full-height cabinetry, soft close doors & drawers, eating bar, quartz countertops, a stainless steel appliance package and walk in pantry. The kitchen seamlessly connects to both the dining and living Room with elevated features including 9' ceilings, luxurious LVP flooring, 2 piece bathroom, practical and functional mudroom. Step upstairs to the versatile central bonus room, continuing into the primary suite, with notable features including a tray ceiling, 4 piece ensuite and generous walk in closet. The upper floor further accommodates with two additional bedrooms, a full bathroom and conveniently located laundry area, offering both comfort and practicality. The one bedroom legal basement suite, accessible through a separate side entrance, offers independent living with a well-equipped kitchen featuring a stainless steel appliance package, a comfortable living area, full bathroom, and in-suite laundry facilities. FULLY LANDSCAPED WITH FENCING, DECK AND DOUBLE DETACHED GARAGE. This home is move-in ready, showcasing quality craftsmanship and thoughtful design



throughout.

Built in 2022

Essential Information

MLS® #	A2120423
Price	\$724,900
Sold Price	\$720,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,669
Acres	0.06
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	106 Mallard Heath Se
Subdivision	Rangeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0E4

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Breakfast Bar, Closet Organizers, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Microwave Hood Fan, Other, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas, None

Cooling	None
Has Basement	Yes
Basement	Full, Suite

Exterior

Exterior Features	BBQ gas line, Dog Run, Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Lawn, Gentle Sloping, Landscaped, Standard Shaped Lot, See Remarks
Roof	Asphalt Shingle
Construction	Brick, Composite Siding, See Remarks, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 11th, 2024
Date Sold	May 17th, 2024
Days on Market	36
Zoning	R-G
HOA Fees	0.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Ally Realty
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