

\$719,900 - 70 Mallard Heath Se, Calgary

MLS® #A2130409

\$719,900

4 Bedroom, 4.00 Bathroom, 1,651 sqft

Residential on 0.06 Acres

Rangeview, Calgary, Alberta

Welcome to your NEWER Home and AMAZING INVESTMENT OPPORTUNITY! Situated in the innovative and vibrant community of Rangeview, this beautifully designed open-concept home offers a modern and comfortable living experience with a host of high-quality features. Upon entering, you'll be greeted by high ceilings and luxury vinyl flooring throughout the main level. The bright kitchen boasts quartz countertops, stainless steel appliances, a large island, and ample dining space, making it the perfect hub for family meals and entertaining. The spacious living area flows seamlessly from the kitchen, providing an open and inviting atmosphere for relaxation. Additionally, a convenient 2pc bath completes the main floor. On the upper level, you'll find a great-sized bonus room, three bedrooms, and two 4pc bathrooms, along with a laundry room for added convenience. The primary bedroom includes a large walk-in closet for ample storage. This home also features a fully LEGAL basement suite, complete with a bedroom, 4pc bath, kitchen with stainless steel appliances, laundry room, and storage area. This separate living space presents an excellent opportunity for generating rental income or providing private accommodation for extended family. Outside, the lot awaits your personal touch for further development, and a detached double garage adds functionality and value to the property. Don't miss out on this fantastic opportunity! Book your showing today and experience the



exceptional lifestyle offered by this remarkable home in Rangeview, located in southeast Calgary (south of Mahogany, east of Seton).

Built in 2022

Essential Information

MLS® #	A2130409
Price	\$719,900
Sold Price	\$700,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,651
Acres	0.06
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	70 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	Kitchen Island, Open Floorplan
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None

Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Front Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 9th, 2024
Date Sold	May 27th, 2024
Days on Market	17
Zoning	R-G
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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