

\$819,900 - 311 Mallard Crossing Se, Calgary

MLS® #A2144051

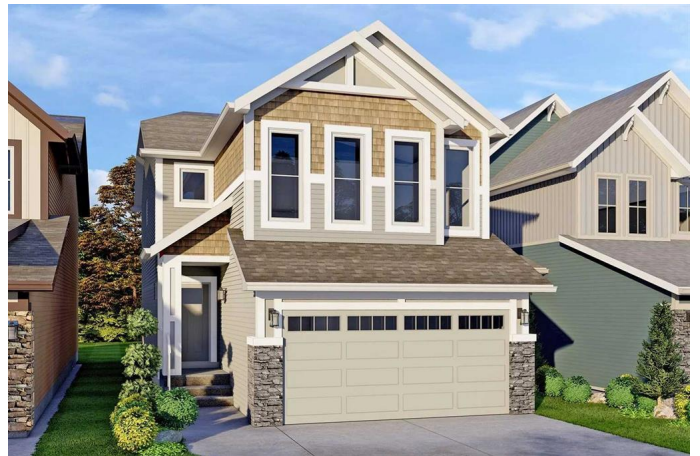
\$819,900

3 Bedroom, 3.00 Bathroom, 2,073 sqft

Residential on 0.07 Acres

Rangeview, Calgary, Alberta

Welcome to the extraordinary newer southeast community of RANGEVIEW BY GENSTAR (just south of Mahogany, east of Seton); VOTED BEST NEW COMMUNITY at BILD Calgary Region Awards 2023; Rangeview's unique urban design features integrated pathways, landscaped parks & ponds! Expansive boulevards & tree canopied pathways conveniently connect families to greenspaces & adjacent neighborhoods. Your new home is 5 minutes from the world's largest YMCA, South Health Campus & numerous restaurants, fine dining, services & amenities! This home is TO BE BUILT BY EXCEL HOMES - the model is the MASON. Possession will be 9 months from firm offer. This home is situated on an amazing street with a west backyard that backs onto a green space / pond with pathway systems. Your new home will be EV ready infrastructure & solar conduit. This is another amazing 'built green' home with all the cost saving features that makes Excel Homes a wise choice. The MASON offers 2073 sq ft. delivered in a gorgeous open plan w/9' ceilings on the main floor & luxury vinyl plank flooring. You'll love the main floor flex room (option to turn the flex room into a 4th bedroom w/3 piece bath). L-shaped kitchen boasts a huge pantry & is open to the family sized nook and great room. The grand great room is open to the 2nd story! Upstairs you'll find 3 generous bedrooms - the primary suite features a large ensuite w/over-sized shower & separate tub. A



winning, unique & convenient feature is the walk "through" closet that is attached to your laundry room! The central bonus room separates the primary suite from bedrooms 2 & 3! You'll love this home, the location & the community!

Built in 2025

Essential Information

MLS® #	A2144051
Price	\$819,900
Sold Price	\$890,557
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,073
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	311 Mallard Crossing Se
Subdivision	Rangeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0M8

Amenities

Parking Spaces	4
Parking	Double Garage Attached
Waterfront	Pond

Interior

Interior Features	Bathroom Rough-in, Open Fl
Appliances	Dishwasher, Electric Stove, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished



Exterior

Exterior Features	Other, Playground
Lot Description	Back Yard, Backs on to Park/Green Space, Greenbelt, Rectangular Lot
Roof	Asphalt
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 26th, 2024
Date Sold	September 5th, 2024
Days on Market	71
Zoning	R-G
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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