

# \$869,900 - 73 Mallard Grove Se, Calgary

MLS® #A2214290

**\$869,900**

5 Bedroom, 4.00 Bathroom, 2,214 sqft  
Residential on 0.08 Acres

Rangeview, Calgary, Alberta

Welcome to this stunning, fully developed home in the desirable new community of Rangeview, offering over 3,000 sqft of functional and stylish living space, including a versatile illegal basement suite. With 5 bedrooms and 4 bathrooms, this home is perfect for families of all sizes.

The main floor features a generously sized bedroom and 4 piece bathroom, ideal for guests or multigenerational living. The open-concept layout showcases an open-to-below design, modern kitchen with ample cabinets and drawers, a walk-through pantry, stainless steel appliances, and a patio door that opens to your private backyard oasis. Enjoy outdoor living with a swim spa, deck, entertaining patio, and low-maintenance landscaping – all within a fully fenced yard.

Upstairs, you'll find a thoughtfully designed bonus room offering flexible space for a media room, playroom, or home office. A spacious primary bedroom with a walk-in closet and luxurious 5 piece ensuite with double vanity, plus two additional bedrooms, each with its own walk-in closet. A 4 piece bathroom and convenient laundry room complete the upper level.

The basement offers an illegal suite with a large bedroom, 4 piece bathroom, kitchenette, living space, and separate laundry, making it a perfect option for rental income or extended



family living.

Additional features include permanently installed exterior LED trim lights professionally done by Diamond Bright, and a fantastic location just steps from a playground, and close to South Health Campus, Seton Shopping Centre, green spaces, and walking/biking trails.

This home truly offers space, style, and functionality – all in a growing and vibrant community. Book your showing today!

Built in 2023

**Essential Information**

MLS® #	A2214290
Price	\$869,900
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,214
Acres	0.08
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	73 Mallard Grove Se
Subdivision	Rangeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0E3

**Amenities**

Parking Spaces	4
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Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer
Heating	High Efficiency, Forced Air, Natural Gas, Humidity Control
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

## Exterior

Exterior Features	BBQ gas line, Private Yard, Storage, Barbecue
Lot Description	Back Yard, Few Trees, Gazebo, Low Maintenance Landscape, Private
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 23rd, 2025
Days on Market	22
Zoning	R-G

## Listing Details

Listing Office	The Real Estate District
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