

# \$899,999 - 172 Mallard Grove Se, Calgary

MLS® #A2191730

**\$899,999**

6 Bedroom, 4.00 Bathroom, 2,311 sqft  
Residential on 0.07 Acres

Rangeview, Calgary, Alberta

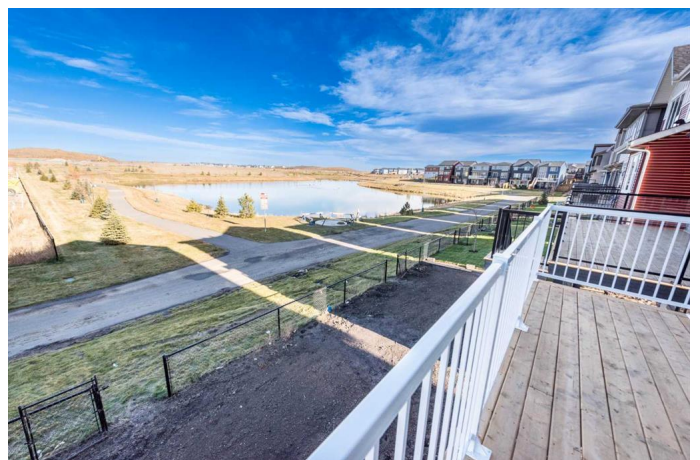
**\*\* BACKING ON TO POND WITH VIEWS\*\***

Experience luxury living in this stunning brand-new home, perfectly designed for comfort and style. Boasting four spacious bedrooms and a versatile bonus room, this home offers an ideal layout for both relaxation and entertaining. The upgraded kitchen is a chef's dream, featuring high-end finishes, premium appliances, ample counter space, and a spacious pantry. Step onto the large deck and take in breathtaking views of the serene pond, creating the perfect outdoor retreat. The walkout basement adds incredible versatility with a finished one-bedroom, a full washroom, and rough-ins for a wet bar or kitchen—ideal for customization. Thoughtful upgrades throughout make this home a true standout. Don't miss your chance to own this exceptional property!\*\*

Built in 2024

## Essential Information

MLS® #	A2191730
Price	\$899,999
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,311
Acres	0.07



Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	172 Mallard Grove Se
Subdivision	Rangeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0B1

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Driveway
# of Garages	2

### **Interior**

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Vinyl Windows
Appliances	Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Full
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Family Room
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Balcony, BBQ gas line, Private Entrance
Lot Description	Back Yard, Backs on to Park/Green Space, City Lot, No Neighbours Behind, Rectangular Lot, Street Lighting, Views, Subdivided
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete, Slab

### **Additional Information**

Date Listed February 1st, 2025

Days on Market 67

Zoning R-G

## **Listing Details**

Listing Office TREC The Real Estate Company

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