

# \$842,900 - 284 Mallard Grove Se, Calgary

MLS® #A2199647

**\$842,900**

3 Bedroom, 3.00 Bathroom, 2,353 sqft  
Residential on 0.07 Acres

Rangeview, Calgary, Alberta

AMAZING NEW CONSTRUCTION WALKOUT LOT BACKING ONTO THE POND - Some homes just have that feeling—the perfect blend of space, style, and smart design.

Welcome to the popular Jefferson model from Homes by Avi, a stunning 2,353 sq. ft. walkout home that backs onto a peaceful pond with direct access to walking and biking paths. With three bedrooms, a versatile flex room, a loft-style bonus space, and an unfinished walkout basement, this home is as functional as it is beautiful.

Step inside to a bright and open main floor, designed for effortless living. The gourmet kitchen is the heart of the home, featuring quartz countertops, a spacious island, and a walk-in pantry—keeping everything organized and within easy reach. The dining nook is flooded with natural light, while the great room offers a cozy retreat with an electric fireplace and large windows framing those stunning backyard views. A flex room on this level adds versatility, whether you need a home office, playroom, or a quiet reading space. And just off the nook, the raised deck extends your living space outdoors, offering elevated views of the pond and pathways—a rare and coveted feature in Calgary’s new home market.

Upstairs, the bonus room serves as an ideal second living space—perfect for movie nights, a kids’ hangout, or a peaceful



retreat. The primary bedroom is a true sanctuary, with its massive 13' x 17'4" footprint, a spa-like ensuite featuring a glass wall shower with a bench, and a generous walk-in closet. Two additional bedrooms, each with their own walk-in closets, a full bathroom, and a convenient upper-floor laundry room complete this thoughtfully designed level.

Then, there's the walkout basement—a blank slate brimming with potential. Whether you dream of a home gym, guest retreat, entertainment space, or additional living quarters, this lower level is ready to be transformed into whatever suits your lifestyle best.

Situated in Rangeview by Genstar, this home is part of a thoughtfully designed community focused on connection, safety, and convenience. Expansive boulevards, separate tree-canopy pathways, and easy access to greenspaces, parks, and adjacent neighborhoods make this an ideal place to put down roots. And with the South Health Campus, Seton YMCA, top-rated schools, and shopping just minutes away, you get the best of both worlds—peaceful surroundings with city conveniences at your fingertips.

This isn't just a house—it's a home designed to grow with you. Let's book a showing before someone else snatches up this incredible opportunity!

PLEASE NOTE: Photos are of a finished showhome of the same model—fit and finish may differ on this spec home. Interior selections and floorplans shown in photos. Home is under construction, but showings can be accommodated.

Built in 2025

## Essential Information

MLS® #	A2199647
Price	\$842,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,353
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	284 Mallard Grove Se
Subdivision	Rangeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0M8

## Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Faces Front, 220 Volt Wiring
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Sump Pump(s), Walk-In Closet(s), Wired for Data
Appliances	Dishwasher, Electric Range, Garage Control(s), Microwave, Range Hood, Refrigerator
Heating	High Efficiency, Forced Air, Humidity Control, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Electric, Great Room
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished, Walk-Out

## **Exterior**

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Interior Lot, Rectangular Lot, Sloped Down, Zero Lot Line
Roof	Asphalt Shingle
Construction	Composite Siding, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## **Additional Information**

Date Listed	March 14th, 2025
Days on Market	25
Zoning	R-G

## **Listing Details**

Listing Office	CIR Realty
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