

# \$949,000 - 73 Mallard Grove Se, Calgary

MLS® #A2214290

**\$949,000**

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          | \$949,000   |
| 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 |
|----------------|---|

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

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 23rd, 2025 |
| Days on Market | 2                |
| Zoning         | R-G              |

## Listing Details

|                |                          |
|----------------|--------------------------|
| Listing Office | The Real Estate District |
|----------------|--------------------------|

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