



**109 Mallard Grove SE  
Calgary, Alberta**

**MLS # A2297785**



**\$799,900**

<b>Division:</b>	Rangeview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,228 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.01 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Separate Entrance, Storage, Vinyl Windows		

**Inclusions:** In Basement Suite: Electric Stove & Oven, Dishwasher, Microwave Hoodfan, Washer/Dryer, Refrigerator || Other: automated blinds in primary bedroom, Smart Home Essentials package including Ring Video Doorbell, all-in-one thermostat

|| \$20K PRICE REDUCTION || PRICED TO SELL || Welcome to 109 Mallard Grove SE in the vibrant community of Rangeview! This beautifully finished, move-in ready home offers the perfect blend of style, functionality, and income potential. Designed with modern living in mind, the home features loads of natural light, smart appliances, solar panels and EV charger rough-in, delivering both convenience and energy efficiency. The main floor offers a bright and open-concept layout, highlighted by a stunning kitchen with quartz countertops, stainless steel appliances, sleek cabinetry, and a large island, perfect for entertaining or everyday living. The adjoining living and dining areas are warm and inviting, while a versatile main floor den provides the ideal space for a home office, playroom, or flex space. The possibilities are endless. Upstairs, you’ll find three well-appointed bedrooms, plus the spacious primary retreat complete with a private ensuite and automated blinds for added comfort and convenience. Furthermore, you’ll find a large and cozy bonus room, perfect for family movie nights or a secondary living space. The 2-bedroom, LEGAL SUITE in the basement is registered with the city, and offers exceptional flexibility, ideal for extended family, long-term rental income, or potential Airbnb opportunities, providing valuable mortgage support and added investment appeal. Step outside to your south-facing, sun-drenched backyard, fully fenced and ready to enjoy all summer long. Stay cool and comfortable with central air conditioning, making this home as practical as it is inviting. Ideally located just steps from a playground and scenic pathways surrounding a pond, this home offers the perfect balance of nature and convenience. You’re also just minutes from the South Health Campus, making it an excellent option for medical

professionals&mdash;or a prime opportunity to attract tenants working nearby. Plus, enjoy easy access to shopping, movie theatres, and great dining options. Skip the wait and uncertainty of building. This home is ready for you to move in and start enjoying right away.