



**264 Mallard Grove SE
Calgary, Alberta**

MLS # A2312442



\$985,000

Division:	Rangeview		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,065 sq.ft.	Age:	2024 (2 yrs old)
Beds:	6	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, No Back Lane, No Neighbours Be		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Smart Home, Soaking Tub, Storage, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: All appliances in legal suite (Refrigerator/Microwave Hood Fan/Dishwasher/Electric Stove/Washer & Dryer Stacked), Ring Doorbell with no Contract obligation past Aug 11, 2026

Why wait to BUILD! ALMOST NEW - NO GST!!!! 2 bedroom suite walkout - WATER VIEW LOT! Experience elevated living in visionary agri-urban community of Rangeview. Stunning 6 BEDROOM WALKOUT home backing directly EAST onto pond & pathway system. Situated on a PREMIUM lot. Enjoy peaceful sunrise views & beautiful natural setting every day! Unlike competing new builds in community, this home is MOVE IN READY w/extensive upgrades finished for you! No waiting, construction delays, landscaping costs or renovation stress. Simply move in & enjoy. 2962 sq. ft. of prof. developed living space, this home combines showhome-level finishings & thoughtful functionality for modern family living. Bright open-concept mn floor is anchored by a chef-inspired kitchen featuring quartz countertops, oversized island, upgraded appliance package, built-in coffee/tea bar - connected to large pantry, soft-close cabinetry & premium lighting. The adjacent dining area & spacious great room with VAULTED ceilings, statement fireplace & chandelier create an ideal space for entertaining & everyday living. Flex room & full 3 piece bathroom on mn level provide additional versatility for a home office, guest space or multigenerational living. Transition directly outside to continue enjoying your view on the expansive deck - entire width of home! Upstairs, bonus room separates primary retreat from secondary bedrooms, creating privacy & functionality for families. Spacious primary suite captures stunning pond views & features luxurious 5-piece ensuite w/dual sinks, freestanding soaker tub, tiled shower & oversized walk-in closet w/dual sections for organization. Convenient upper laundry connects directly to the primary suite! TWO additional bedrooms with West views of green space and mountains PLUS full 4 piece bath complete upper level. Fully finished WALKOUT

basement has been professionally developed into LEGAL 2-bedroom suite w/kitchen, living room, dining space, laundry & full bathroom. Perfect for extended family, guests, multigenerational living or generating rental income to help offset your mortgage. Premium upgrades include AC, dual-zone furnace, triple pane Low-E windows, tankless hot water, HRV system, smart home technology package, upgraded lighting, custom fireplace, custom window coverings. Built Green certified with energy-efficient features throughout, this home offers both luxury & long-term value. Living in Rangeview means enjoying one of Calgary's most innovative new communities. Designed around gardens, orchards, greenhouses, pathways & future urban village amenities, all while being mins to schools, shopping, restaurants, YMCA & South Health Campus. Rare opportunity to own a fully upgraded, move-in ready walkout home - on a premium WATER VIEW lot. 30 min drive downtown. 30 min drive to airport. Sellers hate leaving this dream home they built with love & detail...but their loss is your gain!