



**73 Mallard Grove SE  
Calgary, Alberta**

**MLS # A2316853**



**\$870,000**

<b>Division:</b>	Rangeview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,206 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<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>	Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** Swim Spa/ Hot Tub , Backyard Furniture / Living Room & Kitchen Furniture Negotiable!

Welcome to this STUNNING FULLY FINISHED two-storey home in the highly sought-after community of Rangeview, offering 3 levels of beautifully designed living space, 5 bedrooms, 4 full bathrooms, and an incredible backyard oasis! Step inside to discover a bright and airy open-concept main floor featuring SOARING VAULTED ceilings, a DRAMATIC OPEN-TO-BELOW design, EXPANSIVE WINDOWS, and a SUN FILLED LIVING AND DINING AREA. The chef-inspired kitchen is both stylish and functional, complete with modern finishes, a massive WALK-IN PANTRY, and seamless access to the dining space. A thoughtfully designed MUDROOM with built-in bench and hooks keeps everyday life organized, while a MAIN FLOOR OFFICE / ADDITIONAL BEDROOM and full bathroom provide exceptional flexibility. Upstairs, an IMPRESSIVE BONUS ROOM overlooks the main living area below. The private PRIMARY WING offers a spacious retreat with a large walk-in closet, convenient access to the UPPER LAUNDRY room, and a beautiful ensuite featuring dual vanities. Two additional bedrooms each with walk-in closets and a full bathroom are thoughtfully positioned on the opposite side of the upper level, creating the IDEAL FAMILY LAYOUT. Step outside to your own BACKYARD PARADISE. The expansive deck features a SWIM SPA/HOT TUB, while the BEAUTIFULLY LANDSCAPED yard is complete with a PERGOLA is fully LANDSCAPED and turn-key, creating the perfect space for entertaining or relaxing year-round. The FULLY DEVELOPED BASEMENT offers outstanding versatility with a SEPARATE ENTRANCE, bar/ kitchenette, additional living space, bedroom, bathroom, and SECOND LAUNDRY. Whether you're looking for multi-generational living, an incredible downstairs bar and recreation space, a private guest retreat, or potential

mortgage-helper opportunities, this level provides ENDLESS POSSIBILITIES! Perfectly positioned for families, this home backs onto lifestyle and convenience with a PLAYGROUND LOCATED DIRECTLY OUTSIDE YOUR FRONT DOOR, making it easy to keep an eye on the kids while they play. Located in one of Calgary's newest and most thoughtfully planned communities, Rangeview offers SCENIC PATHWAYS, PONDS, PARKS and gathering spaces all outside your front door! And easy access to major amenities and commuter routes. Complete with a double attached garage and loaded with upgrades throughout, this exceptional home perfectly blends luxury, function, and lifestyle.