



**69 Mallard Grove SE  
Calgary, Alberta**

**MLS # A2324568**



**\$770,000**

<b>Division:</b>	Rangeview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,379 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** N/A

Welcome to 69 Mallard Grove SE, the Jefferson model by Homes by Avi, 2,378 sq ft above grade in Rangeview Spring. It's a place where the upgrades are thoughtful, with over \$70,000 in builder and post-possession upgrades. With an open concept layout, a well-designed living space, and an east-facing backyard that fills with soft morning light, this property strikes a rare balance between elevated everyday living and a neighbourhood built around connection, nature, and food culture. Step inside, and the kitchen immediately sets the tone. A professional-grade 36" Cafe; professional range anchors the space — the kind of appliance that inspires dinner parties, Sunday-morning waffles, and everything in between. The open main floor flows naturally into the dining and living areas, all bathed in the morning sun from the east. Head upstairs, and the bonus room stops you in your tracks. A soaring VAULTED CEILING opens the space dramatically overhead, and SKYLIGHTS pour natural light in from above, morning sun, afternoon glow, and on clear Calgary nights, a glimpse of stars. It's the kind of room that works as a family lounge, a play space, a home theatre, or a creative studio. Flexible, bright, and genuinely special. Generous bedrooms round out the upper floor, each offering the privacy and space families need. The home is finished with practical upgrades that matter over the long term, a separate SIDE ENTRANCE for future basement development, central AIR CONDITIONING keeps summers comfortable, a whole-home WATER SOFTNER extends the life of your appliances and pipes, and a RADON MITIGATION SYSTEM provides the peace of mind that comes from knowing your indoor air quality is protected. Thoughtful upgrades throughout — the kind you really have to visit to appreciate!