



73 Mallard Grove SE
Calgary, Alberta

MLS # A2327028



\$815,000

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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	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 beautifully upgraded, FULLY FINISHED home in the desirable community of Rangeview, offering 5 bedrooms, 4 full bathrooms, a FULLY DEVELOPED BASEMENT WITH A SEPARATE ENTRANCE, and an incredible backyard oasis designed for year-round enjoyment. From the moment you enter, you'll appreciate the bright, open-concept layout highlighted by SOARING VAULTED CEILINGS, a STRIKING OPEN TO ABOVE DESIGN, LARGE WINDOWS, and SUN DRENCHED LIVING SPACES. The thoughtfully designed kitchen combines style and function with contemporary finishes, a MASSIVE WALK IN PANTRY, and effortless flow into the dining area, perfect for everyday living and entertaining. A practical MUDROOM with built in bench and storage keeps everything organized, while a MAIN FLOOR OFFICE OR FIFTH BEDROOM and a full bathroom add outstanding flexibility. The upper level has been designed with families in mind. An EXPANSIVE BONUS ROOM overlooks the main floor below, while the private PRIMARY RETREAT features a spacious walk in closet, convenient access to the UPPER LAUNDRY ROOM, and a beautiful ensuite complete with dual vanities. Two additional bedrooms, each with WALK IN CLOSETS, are situated on the opposite side of the home alongside another full bathroom, creating an ideal separation of space. The backyard is truly a standout feature. Enjoy summer evenings on the large deck complete with a SWIM SPA/HOT TUB, while the FULLY LANDSCAPED yard showcases a PERGOLA, mature trees, and a private, turnkey outdoor setting that's perfect for entertaining or simply unwinding. Downstairs, the FULLY DEVELOPED BASEMENT offers exceptional versatility with its own SEPARATE ENTRANCE, BAR/KITCHENETTE, SECOND LAUNDRY, spacious recreation area,

additional bedroom, and full bathroom. Whether you're accommodating extended family, creating a private guest suite, enjoying the ultimate entertainment space, or exploring future mortgage-helper potential, this level offers INCREDIBLE FLEXIBILITY. Perfectly positioned for growing families, this home features a PLAYGROUND DIRECTLY ACROSS THE STREET, allowing you to watch the kids play just steps from your front door. Located in one of Calgary's newest master-planned communities, Rangeview is known for its SCENIC WALKING PATHS, PONDS, PARKS, and welcoming gathering spaces, while offering convenient access to major amenities and commuter routes. Complete with a DOUBLE ATTACHED GARAGE and an impressive list of upgrades throughout, this home offers the perfect balance of luxury, comfort, and everyday functionality.