



GRASSROOTS
REALTY GROUP

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271 Mallard Grove SE
Calgary, Alberta

MLS # A2333236



MODERN PRAIRIE - RV1
Artistic representation only. Actual colours and finishes may vary.

\$809,900

Division:	Rangeview		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,113 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, See Remarks		

Inclusions: n/a

The Lennox by Cardel Homes – a brand-new home in Rangeview Springs. This 2,115 sq.ft front attached garage home is another example of Cardel’s consistent brand value of better design and quality that uniquely stands out in the marketplace. This home features a park backing amenity lot, an open to below great room with 2-story window wall to take advantage of your park views, main floor flex room, and oversized kitchen pantry. The second floor includes a bonus room, primary bedroom with large ensuite, upper floor laundry and 2 additional bedrooms and bathroom. The Lennox includes a large rear deck and front yard landscaping. Designed for connection, Rangeview by Genstar offers scenic pathways, parks, ponds, and greenspaces in a quiet residential setting. Seton is just minutes away, providing convenient access to shopping, restaurants, the YMCA, South Health Campus, and more.