



GRASSROOTS
REALTY GROUP

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135 Mallard Heath SE
Calgary, Alberta

MLS # A2334890



\$774,900

Division:	Rangeview		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,106 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Interior Lot, No Neighbours Behin		

Heating:	High Efficiency, Forced Air, Humidity Control, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Composite Siding, Mixed, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Tankless Hot Water, Walk-In Closet(s), Wired for Data		
Inclusions:	N/A		

THEY SAY YOU CAN’T CHOOSE YOUR NEIGHBOURS. BUT WHAT IF YOU COULD? – At 135 Mallard Heath SE your backyard neighbour is a pond. Excellent listener. Never borrows anything. Add WEST-FACING REAR EXPOSURE, GREENSPACE, COMMUNITY PATHWAYS, no homes directly behind, and suddenly the backyard is doing far more than providing a view. It gives the home PRIVACY, OPENNESS AND A WALKOUT SETTING that makes every level more valuable. That same sense of breathing room carries inside. The MAIN-FLOOR FLEX ROOM closes behind a glass French door, giving work, homework or everyday chaos a proper address. The kitchen and eating area were extended, creating more room where people naturally gather, while full-height cabinetry, a BUILT-IN MICROWAVE and CHIMNEY HOOD FAN keep the kitchen composed. A substantial FIREPLACE FEATURE WALL anchors the great room, and the open railing carries light through the centre of the plan. Upstairs handles shared living with equal intelligence: four bedrooms, a CENTRAL BONUS ROOM and laundry on the same floor as the hampers. The primary ensuite adds DUAL SINKS, a private water closet, a SOAKER TUB and a TILED SHOWER with a built-in seat. Translation: fewer bottlenecks, fewer negotiations, better mornings. The WALKOUT BASEMENT keeps the possibilities open. Nine-foot foundation walls, two oversized windows and a full-height exterior door give the lower level real light and a direct connection to the backyard. Bathroom plumbing, a BAR-SINK ROUGH-IN and a SECOND LAUNDRY HOOKUP mean future plans already have a meaningful head start. Rangeview Springs extends that freedom beyond the property line with naturalized ponds, tree-lined pathways, traffic-calming design and an INCLUSIVE PARK

BUILT FOR CHILDREN with varied mobility and sensory needs. Estimated for October 2026 possession. Book a showing, meet the neighbour—the pond view is only the beginning of your story. • PLEASE NOTE: Photos are of a DIFFERENT Spec Home of a similar model – fit and finish may differ. Interior selections and floorplans shown in photos. Kitchen appliances are included, and will be installed prior to possession. Washer and dryer included on qualifying homes.