$875,000 - 109 Mallard Grove Se, Calgary
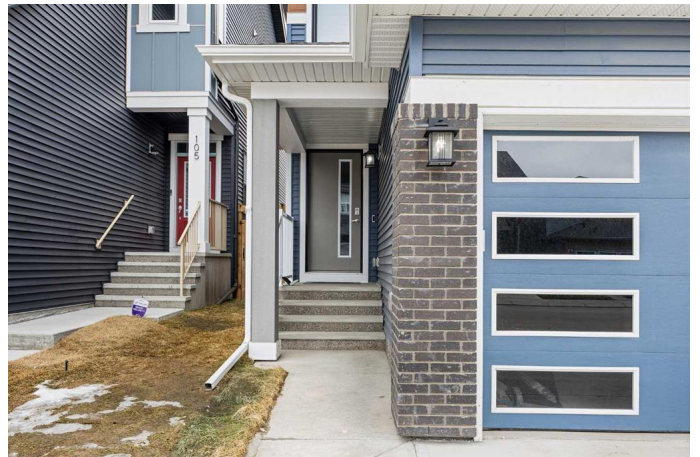
MLS® #A2209648

$875,000

7 Bedroom, 4.00 Bathroom, 2,222 sqft
Residential on 0.08 Acres

Rangeview, Calgary, Alberta

This SEVEN bedroom home features a fully legal 2 bedroom suite in the basement with ALL appliances and is situated right across the street from a walkable pond and also a 2 minute walk from the local park! Entering 109 Mallard Grove you will be invited to a spacious foyer with a main floor powder room. The open concept kitchen/living/dining space is absolutely stunning with big bright windows, a cozy fireplace, and beautiful staircase. You even have a spacious main floor office/bedroom! You decide. Upstairs you will find a large bonus room and full laundry in the center of the home with 4 additional bedrooms. The backside of the home features 3 bedrooms with a full bathroom while the front of the home holds your primary bedroom featuring automated blinds, your walk in closet and spa retreat ensuite. The ensuite bathroom has a stand up shower, double vanities (so no sharing!) a soaker tub and private separate toilet. The sun is shining bright throughout this window-full home but donâ€™t worry! The central air conditioning will keep you cool while you do your laundry on the top floor for easy maintenance or while cooking those big family meals in the main kitchen during the hot summer days. There is one more amazing feature about this home that makes it the perfect choice for any family. The side access of the home invites you the completely finished two bedroom basement suite. This lovely space can be used for family or for rental income to help offset those mortgage

payments as this is a fully legal suite and it is just as beautifully done as the main floor. Your backyard is ready for entertaining with full fencing, a beautiful deck AND back lane access. Book your showing today. Itâ€™s time to make this awesome house your new home. Please note that a Smart Home Essentials package including Ring Video Doorbell, all-in-one-thermostat and additional USB/USB-C port locations come with this property. This home is roughed in for solar panels and a Home Inspection report for 2024 is added in the supplements for review!

Built in 2023

Essential Information

MLS® #	A2209648
Price	$875,000
Bedrooms	7
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,222
Acres	0.08
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	109 Mallard Grove Se
Subdivision	Rangeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0E2

Amenities

Parking Spaces	4
Parking	Alley Access, Double Garage Attached
# of Garages	2

Interior

Interior Features	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Soaking Tub
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Gas Cooktop, Microwave, Microwave Hood Fan, Refrigerator, Washer, Washer/Dryer, Window Coverings, Other
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room, Insert
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	None
Lot Description	Back Yard, Low Maintenance Landscape, Private, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 8th, 2025
Days on Market	87
Zoning	R-G

Listing Details

Listing Office	Royal LePage Solutions