

\$949,000 - 73 Mallard Grove Se, Calgary

MLS® #A2214290

\$949,000

5 Bedroom, 4.00 Bathroom, 2,214 sqft
Residential on 0.08 Acres

Rangeview, Calgary, Alberta

Welcome to this stunning, fully developed home in the desirable new community of Rangeview, offering over 3,000 sqft of functional and stylish living space, including a versatile illegal basement suite. With 5 bedrooms and 4 full bathrooms, this home is perfect for families of all sizes.

The main floor features a generously sized bedroom and 4 piece bathroom, ideal for guests or multigenerational living. The open-concept layout showcases an open-to-below design, modern kitchen with ample cabinets and drawers, a walk-through pantry, stainless steel appliances, and a patio door that opens to your private backyard oasis. Enjoy outdoor living with a swim spa, deck, entertaining patio, and low-maintenance landscaping – all within a fully fenced yard.

Upstairs, you'll find a thoughtfully designed bonus room offering flexible space for a media room, playroom, or home office. A spacious primary bedroom with a walk-in closet and luxurious 5 piece ensuite with double vanity, plus two additional bedrooms, each with its own walk-in closet. A 4 piece bathroom and convenient laundry room complete the upper level.

The basement offers an illegal suite with a large bedroom, 4 piece bathroom, kitchenette, living space, and separate laundry, making it a perfect option for rental income or extended



family living.

Additional features include permanently installed exterior LED trim lights professionally done by Diamond Bright, and a fantastic location just steps from a playground, and close to South Health Campus, Seton Shopping Centre, green spaces, and walking/biking trails.

This home truly offers space, style, and functionality â€” all in a growing and vibrant community. Book your showing today!

Built in 2023

Essential Information

MLS® #	A2214290
Price	\$949,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,214
Acres	0.08
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	73 Mallard Grove Se
Subdivision	Rangeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0E3

Amenities

Parking Spaces	4
----------------	---

Parking Double Garage Attached
of Garages 2

Interior

Interior Features Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s)
Appliances Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer
Heating High Efficiency, Forced Air, Natural Gas, Humidity Control
Cooling None
Fireplace Yes
of Fireplaces 1
Fireplaces Electric, Living Room
Has Basement Yes
Basement Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features BBQ gas line, Private Yard, Storage, Barbecue
Lot Description Back Yard, Few Trees, Gazebo, Low Maintenance Landscape, Private
Roof Asphalt Shingle
Construction Brick, Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed April 23rd, 2025
Zoning R-G

Listing Details

Listing Office The Real Estate District

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.