

172 Mallard Grove SE  
Calgary, Alberta

MLS # A2191730



## \$914,900

<b>Division:</b>	Rangeview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,311 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, City Lot, No Neighbours Behind, S		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete, Slab	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Vinyl Windows		

**Inclusions:** N/A

**\*\* BACKING ON TO POND WITH VIEWS\*\*** Experience luxury living in this stunning brand-new home, perfectly designed for comfort and style. Boasting four spacious bedrooms and a versatile bonus room, this home offers an ideal layout for both relaxation and entertaining. The upgraded kitchen is a chef's dream, featuring high-end finishes, premium appliances, ample counter space, and a spacious pantry. Step onto the large deck and take in breathtaking views of the serene pond, creating the perfect outdoor retreat. The walkout basement adds incredible versatility with a finished one-bedroom, a full washroom, and rough-ins for a wet bar or kitchen—ideal for customization. Thoughtful upgrades throughout make this home a true standout. Don't miss your chance to own this exceptional property!\*\*