

60 Mallard Grove SE
Calgary, Alberta
MLS # A2213338

\$910,000

Division:	Rangeview		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,217 sq.ft.	Age:	2023 (2 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Creek/River/Stream/Pond, No Neighbours Behind, Zero Lot Line		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Smoking Home, Quartz Counters, Separate Entrance, Walk-In Closet(s), Wired for Sound		

Inclusions: N/A

Experience elevated living in this 2023-built walkout home located in Calgary's visionary agri-urban community of Rangeview. Backing onto a peaceful pond and picturesque walking path, the west-facing backyard offers stunning sunset views, creating a relaxing and scenic outdoor escape. With over 3,000 sq. ft. of professionally developed living space, this home is thoughtfully crafted for modern family living. The main level showcases a bright open-concept design, anchored by a chef-inspired kitchen featuring quartz countertops, a spacious island, gas stove, bar fridge, and a built-in coffee/tea bar—perfect for entertaining or enjoying your daily routine. A versatile main floor den provides the perfect space for a home office or a play area. Upstairs, you'll find a comfortable family/bonus room, convenient upper-level laundry, and three bedrooms, including a private primary suite with pond views, a walk-in closet, and a luxurious 5-piece ensuite. The fully finished walkout basement includes an illegal suite with a bedroom, 4-piece bathroom, kitchenette, and a cozy living room complete with fireplace—ideal for guests, multi-generational living, or rental opportunities. A dual-zone furnace provides independent climate control, while central A/C offers year-round comfort. Additional highlights include roughed-in EV charger and solar panel setup, sound attenuation insulation between main floor and basement for better sound proofing, a nearby playground, and easy access to schools, shopping, restaurants, the YMCA, and South Health Campus. All set within the innovative community of Rangeview, designed around community gardens, greenhouses, orchards, and a vibrant future urban village. A rare chance to own a stunning, feature-packed home in one of Calgary's most forward-looking neighbourhoods. Book your showing TODAY!!!