



THE
A-TEAM

**RE/MAX
FIRST**

311 MALLARD Crossing, Calgary T3S 0M8

MLS®#: **A2144051** Area: **Rangeview** Listing Date: **06/26/24** List Price: **\$819,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2025**
Lot Information
 Lot Sz Ar: **3,161 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,073**
 Low Sqft:
 Ttl Sqft: **2,073**

DOM

6
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Greenbelt,Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Other,Playground**

Construction: **Brick,Vinyl Siding**
 Flooring: **Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer**
 Int Feat: **Bathroom Rough-in,Open Floorplan,See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	15`10" x 15`4"
Living Room	Main	10`10" x 13`3"
Flex Space	Main	9`8" x 12`5"
Foyer	Main	9`0" x 4`5"
Bedroom	Second	11`6" x 9`4"
4pc Bathroom	Second	14`6" x 5`3"
Bonus Room	Second	13`10" x 10`10"

Room	Level	Dimensions
Nook	Main	13`1" x 13`3"
Pantry	Main	6`6" x 9`1"
2pc Bathroom	Main	5`10" x 5`3"
Bedroom - Primary	Second	13`10" x 13`1"
Bedroom	Second	9`7" x 12`6"
4pc Ensuite bath	Second	
Laundry	Second	0`0" x 0`0"

Title:
Fee Simple
Legal Desc:

2312433

Zoning:
R-G

Remarks

Pub Rmks: **Welcome to the extraordinary newer southeast community of RANGEVIEW BY GENSTAR (just south of Mahogany, east of Seton); VOTED BEST NEW COMMUNITY at BILD Calgary Region Awards 2023; Rangeview's unique urban design features integrated pathways, landscaped parks & ponds! Expansive boulevards & tree canopied pathways conveniently connect families to greenspaces & adjacent neighborhoods. Your new home is 5 minutes from the world's largest YMCA, South Health Campus & numerous restaurants, fine dining, services & amenities! This home is TO BE BUILT BY EXCEL HOMES - the model is the MASON. Possession will be 9 months from firm offer. This home is situated on an amazing street with a west backyard that backs onto a green space / pond with pathway systems. Your new home will be EV ready infrastructure & solar conduit. This is another amazing 'built green' home with all the cost saving features that makes Excel Homes a wise choice. The MASON offers 2073 sq ft. delivered in a gorgeous open plan w/9' ceilings on the main floor & luxury vinyl plank flooring. You'll love the main floor flex room (option to turn the flex room into a 4th bedroom w/3 piece bath). L-shaped kitchen boasts a huge pantry & is open to the family sized nook and great room. The grand great room is open to the 2nd story! Upstairs you'll find 3 generous bedrooms - the primary suite features a large ensuite w/over-sized shower & separate tub. A winning, unique & convenient feature is the walk "through" closet that is attached to your laundry room! The central bonus room separates the primary suite from bedrooms 2 & 3! You'll love this home, the location & the community!**

Inclusions:
Property Listed By: **none**
CIR Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





