



THE
A-TEAM

**RE/MAX
FIRST**

55 MALLARD Heath, Calgary T3S 0E5

MLS®#: **A2150135** Area: **Rangeview** Listing Date: **07/19/24** List Price: **\$799,900**
 Status: **Active** County: **Calgary** Change: **-\$15k, 15-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **3,209 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Yard,Level,Rectangular Lot,Zero Lot Line**
 Park Feat: **Double Garage Attached,Driveway,Garage Faces Front**

DOM

59
Layout
 Beds: **4 (4)**
 Baths: **3.0 (3 0)**
 Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **High Efficiency,Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Yard**
 Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Range,Garage Control(s),Microwave,Range Hood,Refrigerator**
 Int Feat: **Breakfast Bar,Double Vanity,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Soaking Tub,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	0`0" x 0`0"	3pc Bathroom	Main	0`0" x 0`0"
Bedroom	Main	9`8" x 8`0"	Kitchen	Main	11`8" x 19`0"
Pantry	Main		Nook	Main	15`0" x 11`0"
Great Room	Main	17`0" x 12`0"	Bonus Room	Second	14`0" x 17`2"
Bedroom	Second	12`0" x 9`8"	Walk-In Closet	Second	0`0" x 0`0"
Bedroom	Second	11`0" x 13`0"	Walk-In Closet	Second	0`0" x 0`0"
3pc Bathroom	Second		Laundry	Second	0`0" x 0`0"

Bedroom - Primary
Walk-In Closet

Second
Second

17' 4" x 13' 0"

5pc Ensuite bath

Second

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

2211505

Remarks

Pub Rmks:

Welcome to your future home in the vibrant community of Rangeview! This stunning two-story Homes by Avi single-family residence is under construction and ready for possession in September 2024 - this is where style meets functionality. Park the car in your attached two-car garage, step inside, and feel instantly at home. The main floor greets you with a convenient three-piece bath and a versatile bedroom, perfect for guests or a home office. The heart of this home is the open-concept kitchen, nook, and great room. The kitchen is a chef's dream, boasting full-height cabinets, a large island with a breakfast bar, a built-in microwave, and a sleek chimney hood fan. The walk-in pantry offers ample storage, and the elegant quartz countertops add a touch of sophistication. Picture cozy evenings by the great room fireplace, or sunny mornings on the rear deck, sipping your coffee and soaking in the tranquility. Head upstairs to discover a thoughtfully designed second floor. The laundry room adds convenience, while the three-piece main bath is perfect for family or guests. Two secondary bedrooms, each with walk-in closets, provide plenty of space for everyone. The bonus room offers endless possibilities - a media room, play area, or your personal sanctuary. The master bedroom is your private retreat, complete with a luxurious five-piece ensuite and a very spacious walk-in closet. Rangeview's location is unbeatable. With proximity to Seton's YMCA, the South Health Campus, established schools, and a variety of retail options, this community is ideal for growing families, first-time buyers, and seasoned buyers alike. Enjoy the convenience and vibrancy that Rangeview offers, making it a prime choice for your new home. Don't miss the chance to call this Homes by Avi Jefferson model your new home. Reach out today to schedule a viewing and take the first step towards owning this exceptional property.

Inclusions:
Property Listed By:

N/A
CIR Realty

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



