



THE
A-TEAM

**RE/MAX
FIRST**

63 MALLARD Heath, Calgary T3S0E5

MLS®#: **A2162036** Area: **Rangeview** Listing Date: **09/01/24** List Price: **\$869,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **3,207 sqft**
 Lot Shape: **3212 sqft**

Finished Floor Area

Abv Sqft: **2,247**
 Low Sqft:
 Ttl Sqft: **2,247**

DOM

17
Layout
 Beds: **6 (4 2)**
 Baths: **4.0 (4 0)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Front Yard,Lawn,Street Lighting,Rectangular Lot,Zero Lot Line**
 Park Feat: **220 Volt Wiring,Additional Parking,Concrete Driveway,Covered,Double Garage Attached,Driveway,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line,Private Yard,Rain Gutters**

Construction: **Concrete,Stone,Vinyl Siding**
 Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer,Washer/Dryer Stacked**
 Int Feat: **Built-in Features,High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Separate Entrance,Smart Home,Soaking Tub,Sump Pump(s),Vaulted Ceiling(s),Walk-In Closet(s),Wired for Data**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Second	12`10" x 12`0"	Entrance	Main	4`7" x 4`4"
Bedroom	Main	8`6" x 9`1"	Pantry	Main	8`8" x 5`6"
Dining Room	Main	12`2" x 12`10"	Walk-In Closet	Main	6`9" x 6`11"
3pc Bathroom	Upper	5`3" x 11`6"	Walk-In Closet	Upper	5`1" x 4`8"

Walk-In Closet	Upper	6`4" x 4`7"	Storage	Basement	5`11" x 3`2"
Bedroom	Basement	8`5" x 11`6"	Laundry	Basement	3`8" x 3`4"
3pc Bathroom	Basement	7`11" x 4`11"	5pc Ensuite bath	Upper	10`6" x 8`9"
3pc Bathroom	Upper	4`11" x 7`9"	Kitchen	Main	13`4" x 14`11"
Living Room	Main	12`2" x 10`5"	Bonus Room	Upper	14`7" x 13`3"
Laundry	Upper	5`3" x 7`9"	Bedroom	Upper	11`7" x 11`6"
Bedroom	Upper	14`6" x 12`11"	Furnace/Utility Room	Basement	11`6" x 9`9"
Bedroom	Basement	9`11" x 9`9"	Kitchen	Basement	8`5" x 12`10"
Living Room	Basement	10`6" x 11`7"			

Legal/Tax/Financial

Title: Fee Simple
 Legal Desc: 2211505
 Zoning: R-G

Remarks

Pub Rmks: **Welcome to this sleek, EAST-facing 2-storey home in Rangeview, expertly designed by Excel Homes. Spanning 3,000 SQFT HOME on 3212 SQFT LOT, 2248 SQFT of Main and Upper level, this property is a blend of style and functionality, complete with a fully finished 751 SQFT 2-bedroom legal suite built by Excel Homes. From the moment you walk in, the impressive entryway sets a modern, inviting tone for the entire home. The main floor showcases a stunning kitchen with two-tone cabinets(Teal Color) that reach the ceiling, glass-front doors, and chic puck lighting. With built-in appliances and quartz countertops, this kitchen is every chef's dream. The spacious dining area flows seamlessly to a 10X10 deck, perfect for effortless indoor-outdoor living. A convenient main floor bedroom with an attached full bathroom adds flexibility to the space. Upstairs, you'll find three expansive bedrooms, including a bonus room with vaulted ceilings and a dedicated laundry area. The second bedroom is even larger than the primary suite, featuring a massive walk-in closet. The ensuite bathroom is pure luxury, boasting dual sinks beneath a full-width mirror, a deep soaking tub, and a glass-enclosed shower with sleek, full-height tiling. The fully developed 2 BED legal suite below is a standout feature with all the appliances, separate furnace and hot water tank for Basement, offering a large rec room with modern pot lighting, two bright bedrooms with oversized windows, in-suite laundry, and a well-equipped kitchen with full-sized appliances and a stylish bath. Plus, this home comes with a transferable Alberta New Home Warranty, ensuring peace of mind. This home is more than just a place to live—it's a statement in modern living. You have to see it to truly appreciate its contemporary design and thoughtful details. Get ready to fall in love with your new home in Rangeview—where style meets comfort with a serious "WOW" factor. Call your Favourite Realtor now!**

Inclusions: N/A
 Property Listed By: MaxWell Central

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