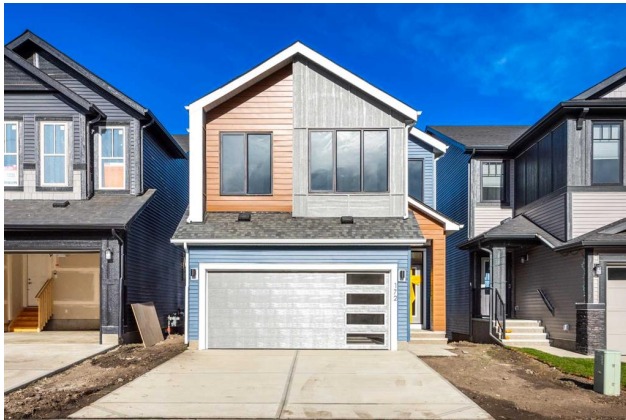


172 MALLARD Grove, Calgary T3S 0B1

MLS®#: **A2179413** Area: **Rangeview** Listing **11/16/24** List Price: **\$949,000**
 Status: **Active** County: **Calgary** Change: **-\$31k, 11-Dec** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **3,740 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,311**
 Low Sqft:
 Ttl Sqft: **2,311**

DOM

35
Layout
 Beds: **5 (4 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,City Lot,No Neighbours Behind,Street Lighting,Rectangular Lot,Rolling Slope,Sloped Down,Subdivided,Views**
 Park Feat: **Concrete Driveway,Double Garage Attached,Drive Through,Driveway**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s),Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,Playground,Private Entrance,Private Yard,Rain Gutters**

Construction: **Other,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete,Slab**

Kitchen Appl: **Dishwasher,Electric Range,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer/Dryer**
 Int Feat: **Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Separate Entrance,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`1" x 13`0"	Kitchen	Main	13`2" x 16`1"
Dining Room	Main	11`0" x 9`8"	2pc Bathroom	Main	5`0" x 5`0"
Mud Room	Main	7`10" x 6`10"	4pc Bathroom	Second	8`5" x 8`0"
5pc Ensuite bath	Second	10`8" x 10`6"	Bedroom - Primary	Second	13`4" x 16`0"
Bedroom	Second	9`5" x 12`8"	Bedroom	Second	8`11" x 14`8"
Bedroom	Second	8`10" x 13`7"	Family Room	Second	13`7" x 13`3"
Laundry	Second	6`8" x 5`4"	Walk-In Closet	Second	9`5" x 5`3"

Bedroom
4pc Bathroom

Basement
Basement

9`8" x 13`2"
7`7" x 5`1"

Family Room

Basement

21`11" x 32`9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2211505

Zoning:
RCG

Remarks

Pub Rmks:

This stunning brand-new home offers a perfect blend of modern design and serene surroundings. Featuring four spacious bedrooms and a versatile bonus room, the layout is ideal for comfortable living and entertaining. The upgraded kitchen boasts high-end finishes, ample counter space, and premium appliances, with nice pantry making it a chef's dream. A large deck overlooks a picturesque pond, providing a tranquil outdoor retreat. The walkout basement includes a finished one-bedroom, full washroom and is roughed in for a wet bar or kitchen, adding endless possibilities for customization. With thoughtful upgrades throughout, this home is ready to impress!

Inclusions:
Property Listed By:

N/A
TREC The Real Estate Company

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





