

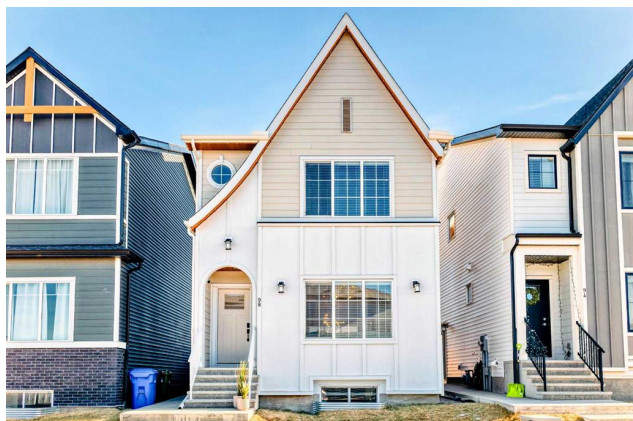


THE
A-TEAM

**RE/MAX
FIRST**

98 MALLARD Heath, Calgary T3S 0E4

MLS®#: **A2190374** Area: **Rangeview** Listing Date: **01/30/25** List Price: **\$739,990**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2022**
Lot Information
 Lot Sz Ar: **2,820 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,658**
 Low Sqft:
 Ttl Sqft: **1,658**

DOM

23
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Landscaped,Rectangular Lot,Zero Lot Line**
 Park Feat: **Double Garage Detached,Garage Faces Rear**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Baseboard,Electric,Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Lighting**

Construction: **Cement Fiber Board,Composite Siding,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Bar,Breakfast Bar,Ceiling Fan(s),High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Separate Entrance,Tray Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Mud Room	Main	5`8" x 4`11"	2pc Bathroom	Main	4`11" x 5`8"
Dining Room	Main	12`10" x 10`5"	Kitchen	Main	15`2" x 12`6"
Living Room	Main	13`4" x 13`10"	4pc Ensuite bath	Second	4`11" x 8`7"
Bedroom - Primary	Second	13`6" x 13`9"	Bonus Room	Second	9`6" x 15`1"
Laundry	Second	3`11" x 5`10"	4pc Bathroom	Second	9`1" x 4`11"

Bedroom
Furnace/Utility Room
Family Room
Laundry

Second
Basement
Basement
Basement

12`7" x 9`2"
8`1" x 6`3"
13`10" x 11`10"
3`4" x 3`5"

Bedroom
Eat in Kitchen
Bedroom
4pc Bathroom

Second
Basement
Basement
Basement

9`4" x 10`4"
8`11" x 14`3"
10`0" x 11`1"
4`11" x 9`4"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2211505

Zoning:
R-G

Remarks

Pub Rmks:

Better Than Brand New in Rangeview! Step into this 1,658 ft² beautifully upgraded 4-bedroom home that seamlessly blends style and functionality. From the moment you enter, you're greeted by a CUSTOM FIREPLACE FEATURE WALL with built-in lighting, creating a warm and inviting atmosphere. The kitchen is a standout, featuring a large quartz island, white full-height cabinetry with lighting, breakfast bar, and a walk-in pantry. Designed for modern living, the CUSTOM-BUILT SERVING COUNTER complete with a beverage fridge is perfect as a coffee bar, snack station, or for evening libations. Upstairs, enjoy a cozy bonus room and 3 spacious bedrooms, including a primary haven with tray ceilings and a 4-piece ensuite. The basement offers incredible versatility with a legal 1-bedroom suite, featuring 9' ceilings and finishes that match the main floor's quality—a fantastic option for rental income or accommodating extended family. A southeast-facing backyard is fenced and landscaped, complete with two patios, a shed, and direct access to the double garage and paved alley. Nestled in the rapidly growing community of Rangeview, this pocket of the neighbourhood has NO HOA FEES and offers convenient access to playgrounds, wetland pond walking trail, shopping, YMCA, Calgary South Health Campus, and Stoney Trail. Don't miss your chance to own this exceptional home—move in and enjoy everything it has to offer! Ask your Realtor® for a full list of upgrades.

Inclusions:
Property Listed By:

**TV mount and mirrors in Living Room.
Century 21 Bamber Realty LTD.**

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

