

**172 MALLARD Grove, Calgary T3S 0B1**

MLS®#: **A2191730** Area: **Rangeview** Listing Date: **02/01/25** List Price: **\$914,900**  
 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: **3,218 sqft**  
 Lot Shape:

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

DOM

**0**  
Layout  
 Beds: **6 (5 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,Subdivided,Views**  
 Park Feat: **Double Garage Attached,Driveway**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Fireplace(s),Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony,BBQ gas line,Private Entrance**

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

Kitchen Appl: **Dishwasher,Electric Range,Microwave,Range Hood,Refrigerator,Washer/Dryer**  
 Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Vinyl Windows**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`1" x 13`0"	Dining Room	Main	11`0" x 9`8"
Kitchen	Main	13`2" x 15`1"	2pc Bathroom	Main	5`0" x 5`0"
4pc Bathroom	Second	8`5" x 8`0"	Mud Room	Second	7`10" x 6`10"
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`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"

**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:

Zoning:  
**R-G**

**2211505**

Remarks

Pub Rmks:

**\*\* BACKING ON TO POND WITH VIEWS\*\* Experience luxury living in this stunning brand-new home, perfectly designed for comfort and style. Boasting four spacious bedrooms and a versatile bonus room, this home offers an ideal layout for both relaxation and entertaining. The upgraded kitchen is a chef's dream, featuring high-end finishes, premium appliances, ample counter space, and a spacious pantry. Step onto the large deck and take in breathtaking views of the serene pond, creating the perfect outdoor retreat. The walkout basement adds incredible versatility with a finished one-bedroom, a full washroom, and rough-ins for a wet bar or kitchen—ideal for customization. Thoughtful upgrades throughout make this home a true standout. Don't miss your chance to own this exceptional property!\*\***

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**











