

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

MLS®#: **A2191730** Area: **Rangeview** Listing Date: **02/01/25** List Price: **\$899,999**  
 Status: **Active** County: **Calgary** Change: **-\$15k, 03-Mar** 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

**41**  
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,Rectangular Lot,Street Lighting,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	42`11" x 42`8"	Dining Room	Main	36`1" x 31`9"
Kitchen	Main	43`3" x 49`6"	2pc Bathroom	Main	16`5" x 16`5"
4pc Bathroom	Second	27`8" x 26`3"	Mud Room	Second	25`8" x 22`5"
5pc Ensuite bath	Second	35`0" x 34`5"	Bedroom - Primary	Second	43`9" x 52`6"
Bedroom	Second	30`11" x 41`7"	Bedroom	Second	29`3" x 48`2"
Bedroom	Second	29`3" x 48`2"	Bedroom	Second	29`0" x 44`7"
Family Room	Second	44`7" x 43`6"	Laundry	Second	21`11" x 17`6"

**Bedroom**  
**4pc Bathroom**

**Basement**  
**Basement**

**31`9" x 43`3"**  
**24`10" x 16`8"**

**Family Room**

**Basement**

**71`11" x 107`5"**

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**

















