



THE
A-TEAM

**RE/MAX
FIRST**

284 MALLARD Grove, Calgary T3S 0M8

MLS®#: **A2199647**

Area: **Rangeview**

Listing Date: **03/14/25**

List Price: **\$842,900**

Status: **Active**

County: **Calgary**

Change: **-\$12k, 30-Mar**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2025**
Lot Information
Lot Sz Ar: **3,210 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,353**
Low Sqft:
Ttl Sqft: **2,353**

DOM

20
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Interior Lot,Rectangular Lot,Sloped Down,Zero Lot Line**
Park Feat: **220 Volt Wiring,Concrete Driveway,Double Garage Attached,Garage Faces Front**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **High Efficiency,Forced Air,Humidity Control,Natural Gas**

Sewer:
Ext Feat: **BBQ gas line,Private Yard**

Construction: **Composite Siding,Vinyl Siding,Wood Frame**

Flooring: **Carpet,Vinyl Plank**

Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Garage Control(s),Microwave,Range Hood,Refrigerator**
Int Feat: **Breakfast Bar,Double Vanity,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Soaking Tub,Sump Pump(s),Walk-In Closet(s),Wired for Data**
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	0`0" x 0`0"
Flex Space	Main	8`0" x 9`0"
Pantry	Main	
Great Room	Main	17`0" x 12`0"
Bedroom	Upper	12`0" x 9`8"
Bedroom	Upper	11`0" x 13`0"
3pc Bathroom	Upper	

Room	Level	Dimensions
2pc Bathroom	Main	0`0" x 0`0"
Kitchen	Main	14`0" x 13`6"
Nook	Main	15`0" x 11`0"
Bonus Room	Upper	14`0" x 17`2"
Walk-In Closet	Upper	0`0" x 0`0"
Walk-In Closet	Upper	0`0" x 0`0"
Laundry	Upper	0`0" x 0`0"

Bedroom - Primary
Walk-In Closet

Upper
Upper

17` 4" x 13` 0"

5pc Ensuite bath

Upper

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

2312433

Remarks

Pub Rmks:

AMAZING NEW CONSTRUCTION WALKOUT LOT BACKING ONTO THE POND - Some homes just have that feeling—the perfect blend of space, style, and smart design. Welcome to the popular Jefferson model from Homes by Avi, a stunning 2,353 sq. ft. walkout home that backs onto a peaceful pond with direct access to walking and biking paths. With three bedrooms, a versatile flex room, a loft-style bonus space, and an unfinished walkout basement, this home is as functional as it is beautiful. Step inside to a bright and open main floor, designed for effortless living. The gourmet kitchen is the heart of the home, featuring quartz countertops, a spacious island, and a walk-in pantry—keeping everything organized and within easy reach. The dining nook is flooded with natural light, while the great room offers a cozy retreat with an electric fireplace and large windows framing those stunning backyard views. A flex room on this level adds versatility, whether you need a home office, playroom, or a quiet reading space. And just off the nook, the raised deck extends your living space outdoors, offering elevated views of the pond and pathways—a rare and coveted feature in Calgary’s new home market. Upstairs, the bonus room serves as an ideal second living space—perfect for movie nights, a kids’ hangout, or a peaceful retreat. The primary bedroom is a true sanctuary, with its massive 13’ x 17’4" footprint, a spa-like ensuite featuring a glass wall shower with a bench, and a generous walk-in closet. Two additional bedrooms, each with their own walk-in closets, a full bathroom, and a convenient upper-floor laundry room complete this thoughtfully designed level. Then, there’s the walkout basement—a blank slate brimming with potential. Whether you dream of a home gym, guest retreat, entertainment space, or additional living quarters, this lower level is ready to be transformed into whatever suits your lifestyle best. Situated in Rangeview by Genstar, this home is part of a thoughtfully designed community focused on connection, safety, and convenience. Expansive boulevards, separate tree-canopy pathways, and easy access to greenspaces, parks, and adjacent neighborhoods make this an ideal place to put down roots. And with the South Health Campus, Seton YMCA, top-rated schools, and shopping just minutes away, you get the best of both worlds—peaceful surroundings with city conveniences at your fingertips. This isn’t just a house—it’s a home designed to grow with you. Let’s book a showing before someone else snatches up this incredible opportunity! PLEASE NOTE: Photos are of a finished showhome of the same model—fit and finish may differ on this spec home. Interior selections and floorplans shown in photos. Home is under construction, but showings can be accommodated.

Inclusions:
Property Listed By:

N/A
CIR Realty

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





QUICK POSSESSION
THE JEFFERSON
 2,353 SQ FT | 3 BED + FLEX | 2.5 BATH
 284 MALLARD GROVE SE



- THIS FRONT DRIVE HOME FEATURES**
- Walk-in Basement
 - Walk-in Closets
 - Large Upper-Center & Left-Side Storage Units
 - Stainless Steel 5-Drawer Master Suite
 - Both secondary bedrooms come with walk-in closets
 - 48" Glass Walk-In Shower with Bench

BETTER VALUE BY DESIGN
 SINCE 1978 | HOMEBYAVI.COM



FLOOR PLAN



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**INTERIOR SELECTIONS
 FINAL PHOTO**



DISCLAIMER: Provided photos are intended as a color reference only. Samples may vary from installed product. Please reference SC 8975 for accurate product dimensions. Color shown may not be an exact match to product offered. Color discrepancy might occur due to the following variables:
 - Photography translation & reproduction
 - Variable light & resolution when viewing photos on individual monitors
 - Printing photos to various with variable color calibrations
 - Material color/finish/texture present in all final products (ie: wood grain, granite veining, etc.)
 - Slight variations between batches and dye lots

284 Mallard Grove SE

LIGHTING

284 Mullard Grove SE



Front Exterior Light: Black
176240K



Arbitra (Unshaded) Down 7" LED Flush Mount - 3000K
166240K
Arbitra (Unshaded) Down 7" LED Flush Mount - 3000K
166240K



Light Fixture: Black
166240K
Island



Back and Basement Exercise Light: Black
1622211K



Hill Street (Unshaded) 2-Light Vanity: Black
164260K



Eating Area 15 Light Island: Black
164260K



Crosby Collection Three Light Vanity Light: Black
164260K



Homes by AVI: INTERIOR DETAILS
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