

\$799,900 - 12 Mallard Grove Se, Calgary

MLS® #A2196374

\$799,900

5 Bedroom, 4.00 Bathroom, 2,120 sqft
Residential on 0.07 Acres

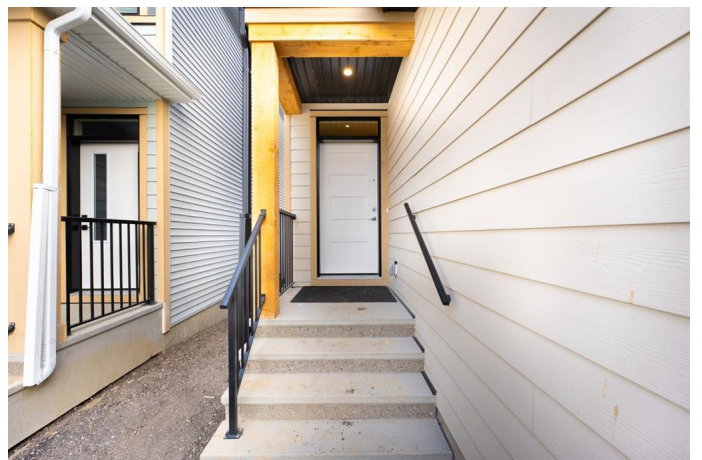
Rangeview, Calgary, Alberta

Welcome to this stunning newly built home in the vibrant community of Rangeview! Designed for both comfort and functionality, this 2,100+ sq. ft. property offers a thoughtfully crafted layout with exceptional features. The main floor boasts a full bedroom and bathroom, perfect for guests or multi-generational living, along with a spice kitchen spacious enough to include pantry storage, complementing the open-concept kitchen and extended great room—ideal for entertaining. Upstairs, you will find two primary bedrooms, one featuring a 5-piece ensuite, along with two additional bedrooms that share a full bathroom, plus a conveniently located laundry room. This home also includes a separate side entrance, and the basement is fully roughed in for a legal suite, with floor plans ready for future development. Located just minutes from Seton’s top amenities, including shopping, restaurants, the South Health Campus, and the largest YMCA in North America, this home offers both convenience and community living at its finest.

Built in 2024

Essential Information

MLS® #	A2196374
Price	\$799,900
Bedrooms	5
Bathrooms	4.00



Full Baths	4
Square Footage	2,120
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	12 Mallard Grove Se
Subdivision	Rangeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0E4

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway
# of Garages	2

Interior

Interior Features	Kitchen Island
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Range Hood, Refrigerator, Stove(s), Washer/Dryer
Heating	High Efficiency
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed February 21st, 2025

Days on Market 42

Zoning R-G

Listing Details

Listing Office eXp Realty

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