

# \$924,900 - 60 Mallard Grove Se, Calgary

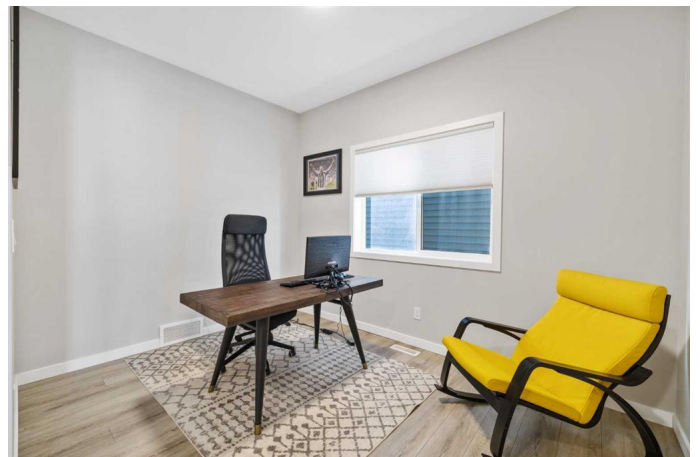
MLS® #A2213338

**\$924,900**

4 Bedroom, 4.00 Bathroom, 2,217 sqft  
Residential on 0.07 Acres

Rangeview, Calgary, Alberta

Experience elevated living in this 2023-built walkout home located in Calgary's visionary agri-urban community of Rangeview. Backing onto a peaceful pond and picturesque walking path, the west-facing backyard offers stunning sunset views, creating a relaxing and scenic outdoor escape. With over 3,000 sq. ft. of professionally developed living space, this home is thoughtfully crafted for modern family living. The main level showcases a bright open-concept design, anchored by a chef-inspired kitchen featuring quartz countertops, a spacious island, gas stove, bar fridge, and a built-in coffee/tea bar—perfect for entertaining or enjoying your daily routine. A versatile main floor den provides the perfect space for a home office or a play area. Upstairs, you'll find a comfortable family/bonus room, convenient upper-level laundry, and three bedrooms, including a private primary suite with pond views, a walk-in closet, and a luxurious 5-piece ensuite. The fully finished walkout basement includes an illegal suite with a bedroom, 4-piece bathroom, kitchenette, and a cozy living room complete with fireplace—ideal for guests, multi-generational living, or rental opportunities. A dual-zone furnace provides independent climate control, while central A/C offers year-round comfort. Additional highlights include roughed-in EV charger and solar panel setup, sound attenuation insulation between main floor and basement for better sound proofing, a nearby playground, and easy



access to schools, shopping, restaurants, the YMCA, and South Health Campus. All set within the innovative community of Rangeview, designed around community gardens, greenhouses, orchards, and a vibrant future urban village. A rare chance to own a stunning, feature-packed home in one of Calgary's most forward-looking neighbourhoods. Book your showing TODAY!!!

Built in 2023

### Essential Information

MLS® #	A2213338
Price	\$924,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,217
Acres	0.07
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	60 Mallard Grove Se
Subdivision	Rangeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0E3

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Double Vanity, Kitchen Island, No Smoking Home, Quartz Counters, Separate Entrance, Walk-In Closet(s), Wired for Sound
Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Range, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas
Has Basement	Yes
Basement	Finished, Full, Suite, Walk-Out

## Exterior

Exterior Features	BBQ gas line, Playground
Lot Description	Creek/River/Stream/Pond, No Neighbours Behind, Zero Lot Line
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 20th, 2025
Days on Market	2
Zoning	R-G

## Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.