

\$770,000 - 101 Mallard Grove Se, Calgary

MLS® #A2253291

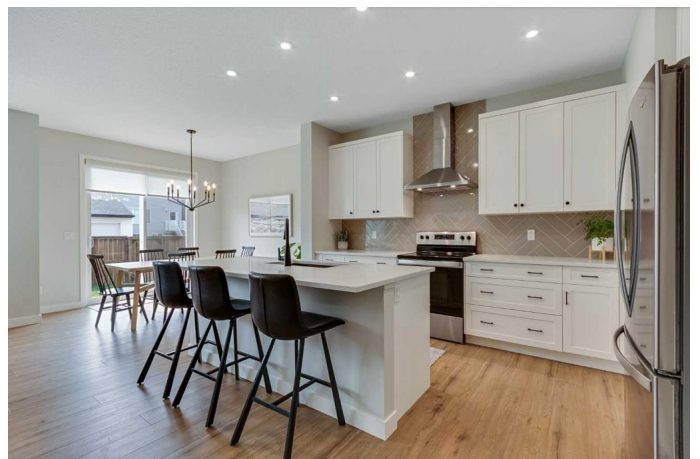
\$770,000

3 Bedroom, 3.00 Bathroom, 2,032 sqft

Residential on 0.11 Acres

Rangeview, Calgary, Alberta

| OPEN HOUSE THIS SATURDAY (6TH) & SUNDAY (7TH) FROM 2:30-4:30 P.M. |
Welcome to 101 Mallard Grove SE in the vibrant community of Rangeview, where modern design meets everyday comfort! This beautifully upgraded home sits on a huge pie lot with a fully fenced, fully sodded, sun-drenched south-facing backyard, giving you the space and lifestyle you've been waiting for—all without the long builder timelines or ongoing construction headaches. Step inside and be impressed by the upgraded kitchen, featuring extended-height solid cabinetry, a sleek hood fan, a quartz-topped island extended for extra seating, and quartz counters carried through to both bathrooms. The expanded dining area is perfect for family gatherings, while the upgraded flooring and railings bring a touch of elegance throughout the main floor. Upstairs offers a park and pond view, ready for you to enjoy. The primary suite offers a spacious living area, dual vanity, and high-quality window coverings that add both style and function. The home also includes air conditioning, a 200 AMP electrical panel, gas rough-in for a future garage heater, and a basement bathroom rough-in for your future development plans. Got an electric vehicle? Well, this home is pre-wired! Work from home? The cozy office will be sure to meet your needs! Outside, enjoy your massive pie-shaped lot—rare in new communities—and soak up the sunshine in your south-facing yard, already landscaped



and ready for summer. This prime location within Rangeview is tucked away from heavy construction zones, allowing you to enjoy all the perks of a new master-planned community with less noise, less dust, and more peace of mind. Don't wait months (or years) for a builder to finish this move-in ready home lets you start living the Rangeview lifestyle today!

Built in 2023

Essential Information

MLS® #	A2253291
Price	\$770,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,032
Acres	0.11
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	101 Mallard Grove Se
Subdivision	Rangeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0E2

Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Bathroom Rough-in, Double Vanity, Granite Counters, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Other, Private Yard
Lot Description	Back Lane, Pie Shaped Lot, Private, See Remarks
Roof	Asphalt Shingle
Construction	See Remarks, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 4th, 2025
Days on Market	5
Zoning	R-G

Listing Details

Listing Office	Century 21 Bravo Realty
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