

# \$824,900 - 284 Mallard Grove Se, Calgary

MLS® #A2211651

**\$824,900**

3 Bedroom, 3.00 Bathroom, 2,353 sqft

Residential on 0.07 Acres

Rangeview, Calgary, Alberta

WALKOUT LOT + POND VIEWS = EXCEPTIONAL LIVING IN RANGEVIEW. If you've been waiting for a home that checks every box this is it. Backing directly onto the pond in one of Calgary's most thoughtfully planned new communities, 284 Mallard Grove SE delivers on style, space, and setting. This is the Jefferson model from Homes by Avi, a 2,353 sq ft two-storey walkout home that blends contemporary design with family-friendly function and a layout that adapts beautifully as life evolves.

The main level is bright, open, and designed to feel like home from the moment you walk in. The front flex room offers a quiet escape that's perfect for a home office, study space, or creative studio. Toward the back of the home, the kitchen is a true showstopper with sleek quartz countertops, an oversized island, walk-in pantry, stainless steel appliances, and plenty of prep and storage space. It's a kitchen made for entertaining and real-life multitasking. Just beyond, the dining nook is flooded with natural light and steps out onto a raised deck that feels like your own private perch overlooking the water. And whether you're enjoying cozy evenings around the electric fireplace or hosting friends for a weekend dinner party, the great room delivers comfort with a view.

Upstairs, the layout is tailored for modern family life. A central bonus room provides an



additional gathering spaceâ€”perfect for movie nights, a playroom, or a spot to unwind. The primary suite is a standout feature, with its impressive 13' x 17'4" footprint, spa-like five-piece ensuite with a glass wall shower and bench, and a large walk-in closet that makes getting ready feel like a treat. Two additional bedrooms each come with their own walk-in closets (yes, really), and the upper floor laundry room adds a level of everyday convenience youâ€™ll appreciate from day one.

The unfinished walkout basement is a blank canvas with huge potentialâ€”imagine a future gym, games area, home theatre, or guest space with direct backyard access. With a walkout like this, youâ€™re not just gaining square footageâ€”youâ€™re gaining lifestyle flexibility.

Rangeview by Genstar was designed for connection. This master-planned southeast community features expansive boulevards, tree-lined canopy pathways, and easy access to surrounding neighbourhoods, greenspaces, schools, and essential amenities. Whether you're walking the dog, riding bikes with the kids, or heading to the nearby South Health Campus or Seton shops, everything you need is within reachâ€”yet the setting remains peaceful, safe, and beautifully integrated with nature.

Donâ€™t miss your opportunity to own one of the few walkout homes backing onto the pond in this growing Calgary community.

PLEASE NOTE: Photos are of a finished showhome of the same modelâ€”fit and finish may differ from 284 Mallard Grove SE. Interior selections and floorplans shown in photos.

Built in 2025

## Essential Information

MLS® #	A2211651
Price	\$824,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,353
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	284 Mallard Grove Se
Subdivision	Rangeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0M8

## Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, 220 Volt Wiring, Garage Faces Front
# of Garages	2

## Interior

Interior Features	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
Appliances	Dishwasher, Electric Range, Garage Control(s), Microwave, Range Hood, Refrigerator
Heating	High Efficiency, Forced Air, Natural Gas, Humidity Control
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Electric, Great Room
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished, Walk-Out

## Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Rectangular Lot, Zero Lot Line, Interior Lot, Sloped Down
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Composite Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 15th, 2025
Days on Market	26
Zoning	R-G

## Listing Details

Listing Office	CIR Realty
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