$924,900 - 60 Mallard Grove Se, Calgary
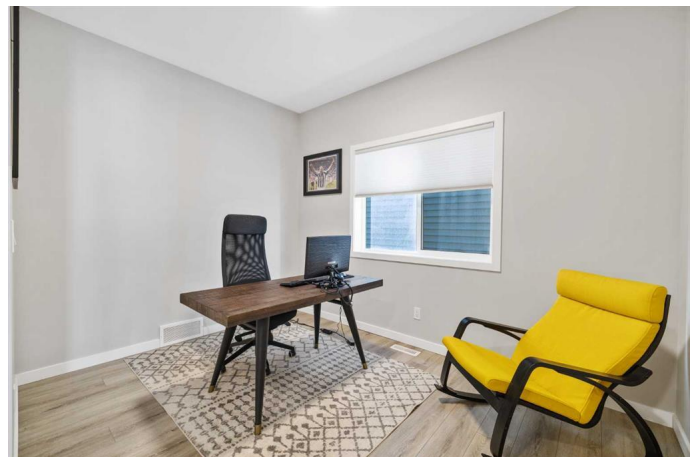
MLS® #A2213338

$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 Calgaryâ€™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	No Neighbours Behind, Zero Lot Line, Creek/River/Stream/Pond
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 20th, 2025
Days on Market	12
Zoning	R-G

Listing Details

Listing Office	Royal LePage Benchmark