

284 Mallard Grove SE
Calgary, Alberta

MLS # A2199647



\$854,900

Division:	Rangeview		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,353 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Concrete Driveway, Double Garage Attached, Garage Faces		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Interior Lot, Rectangular Lot, Slope		

Heating:	High Efficiency, Forced Air, Humidity Control, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished, Walk-Out To Grade	LLD:	-
Exterior:	Composite Siding, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
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		
Inclusions:	N/A		

AMAZING NEW CONSTRUCTION WALKOUT LOT BACKING ONTO THE POND - Some homes just have that feeling—the perfect blend of space, style, and smart design. Welcome to the popular Jefferson model from Homes by Avi, a stunning 2,353 sq. ft. walkout home that backs onto a peaceful pond with direct access to walking and biking paths. With three bedrooms, a versatile flex room, a loft-style bonus space, and an unfinished walkout basement, this home is as functional as it is beautiful. Step inside to a bright and open main floor, designed for effortless living. The gourmet kitchen is the heart of the home, featuring quartz countertops, a spacious island, and a walk-in pantry—keeping everything organized and within easy reach. The dining nook is flooded with natural light, while the great room offers a cozy retreat with an electric fireplace and large windows framing those stunning backyard views. A flex room on this level adds versatility, whether you need a home office, playroom, or a quiet reading space. And just off the nook, the raised deck extends your living space outdoors, offering elevated views of the pond and pathways—a rare and coveted feature in Calgary’s new home market. Upstairs, the bonus room serves as an ideal second living space—perfect for movie nights, a kids’ hangout, or a peaceful retreat. The primary bedroom is a true sanctuary, with its massive 13' x 17'4" footprint, a spa-like ensuite featuring a glass wall shower with a bench, and a generous walk-in closet. Two additional bedrooms, each with their own walk-in closets, a full bathroom, and a convenient upper-floor laundry room complete this thoughtfully designed level. Then, there’s the walkout basement—a blank slate brimming with potential. Whether you dream of a home gym, guest retreat, entertainment space,

or additional living quarters, this lower level is ready to be transformed into whatever suits your lifestyle best. Situated in Rangeview by Genstar, this home is part of a thoughtfully designed community focused on connection, safety, and convenience. Expansive boulevards, separate tree-canopy pathways, and easy access to greenspaces, parks, and adjacent neighborhoods make this an ideal place to put down roots. And with the South Health Campus, Seton YMCA, top-rated schools, and shopping just minutes away, you get the best of both worlds—peaceful surroundings with city conveniences at your fingertips. This isn't just a house—it's a home designed to grow with you. Let's book a showing before someone else snatches up this incredible opportunity! PLEASE NOTE: Photos are of a finished showhome of the same model—fit and finish may differ on this spec home. Interior selections and floorplans shown in photos. Home is under construction, but showings can be accommodated.