

**102 Mallard Heath SE**  
**Calgary, Alberta**

**MLS # A2201445**



**\$699,900**

<b>Division:</b>	Rangeview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,665 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Zero Lot Line		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance		

**Inclusions:** Dishwasher x 2, Fridge x 2, Microwave OTR x 2, electric stove x 2, washer x 2, dryer x 2

Presenting 102 Mallard Heath SE, a stunning detached two story home nestled in the heart of Rangeview!. This residence offers 1,665 sq ft of above-grade living space, thoughtfully designed to cater to modern living. Stepping through the front door, you're greeted by a spacious foyer that seamlessly transitions into the main floor's open-concept design. The 9-foot ceilings amplify the sense of space, while the Luxury Vinyl Plank flooring adds a touch of luxury and practicality. The heart of the home is the stunning kitchen, featuring gleaming quartz countertops, stainless steel appliances, and an expansive island with a breakfast bar. Outside the kitchen is a designated dining area, perfect for family gatherings and intimate dinners. A well-appointed 2-piece bathroom on this level ensures convenience for residents and guests alike. Ascending to the upper floor, you'll find a versatile bonus room, ideal for a home office, play area, or media lounge. The laundry room, thoughtfully located on this level, comes equipped with modern appliances, making laundry chores a breeze. The master suite is a serene retreat, complete with a spacious walk-in closet and a 4 piece ensuite bathroom featuring quartz counters and upgraded floor tiling. Two additional bedrooms provide comfort and privacy for family members or guests, all sharing a well appointed 4 piece bathroom. The fully finished basement offers a full LEGAL SUITE complete with a full 4 piece bathroom and a generous sized bedroom, providing an excellent opportunity for rental income, multigenerational living, or a private guest suite. Beyond the home's interior, the exterior is equally impressive. The double-car garage provides ample storage and parking space, ensuring convenience for the whole family. The fully landscaped and fenced yard provides a quiet and peaceful escape with family and friends. Living in Rangeview

means embracing a lifestyle centered around community and sustainability. The neighborhood boasts over 23 acres of naturalized wetlands, storm ponds, and open spaces, offering residents a tranquil environment to explore and connect with nature. The community is designed with families in mind, featuring children's playgrounds, picnic areas, and pathways that encourage an active lifestyle. As Calgary's first Garden-to-Table Community, Rangeview offers community gardens, orchards, greenhouses, and gardening education programs, fostering a sense of community and a connection to the land. Healthcare is also a priority, with the South Health Campus Hospital located a short drive away, providing comprehensive medical services. For recreational activities, the Brookfield Residential YMCA at Seton offers state-of-the-art facilities, including a fitness center, swimming pools, and various sports courts, catering to all ages and interests. Book your showing today with your favorite realtor!