

# \$949,900 - 120 Mallard Grove Se, Calgary

MLS® #A2234658

**\$949,900**

5 Bedroom, 5.00 Bathroom, 2,243 sqft

Residential on 0.07 Acres

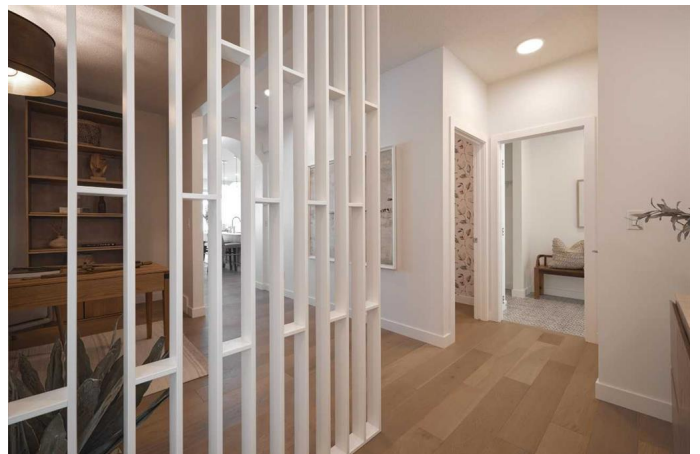
Rangeview, Calgary, Alberta

Brand new Cardel Homes Aspire Showhome, located at 120 Mallard Grove SE in Calgary's vibrant Rangeview community. With over 2,850 sq ft of developed space, this 4-bedroom, 3.5-bathroom home blends modern design with thoughtful functionality. The main floor welcomes you with a spacious foyer, a versatile flex room ideal for a home office or playroom, The unique kitchen design features a prep area and second sink, premium appliances, large island Dekton porcelain countertops and a walk-in pantry. Upstairs, a vaulted bonus room offers a cozy retreat. The primary bedroom is located at the rear of the home complete with a spa-like ensuite and generous walk-in closet. A second primary bedroom and 3-piece ensuite and two additional bedrooms, a full bath, and a convenient upper-floor laundry room complete the upper level. The fully finished walkout basement adds even more versatility with a large rec room, wet bar, fourth bedroom, and full bath. Cardel Homes better quality and design.

Built in 2023

## Essential Information

MLS® #	A2234658
Price	\$949,900
Bedrooms	5
Bathrooms	5.00



Full Baths	4
Half Baths	1
Square Footage	2,243
Acres	0.07
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	120 Mallard Grove Se
Subdivision	Rangeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0E2

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Closet Organizers, Double Vanity, Kitchen Island, Pantry, See Remarks
Appliances	Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Electric
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stone, Wood Frame

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  June 25th, 2025

Days on Market            2

Zoning                        R-G

### **Listing Details**

Listing Office                Bode Platform Inc.

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