

# \$949,900 - 144 Mallard Grove Se, Calgary

MLS® #A2255684

**\$949,900**

5 Bedroom, 4.00 Bathroom, 2,471 sqft

Residential on 0.07 Acres

Rangeview, Calgary, Alberta

Calm, cohesive, and quietly luxurious—this FORMER SHOWHOME was designed to live beautifully every day, and then some. Set on a WALKOUT LOT BACKING ONTO GREENSPACE AND THE POND, this home offers 3,264 SQ FT OF FINISHED LIVING SPACE and frames the view from all levels without the feeling of neighbours behind. Inside, the main floor keeps the mood effortless: a kitchen with FULL-HEIGHT CABINETRY TO THE CEILING, GAS RANGE with a CUSTOM WOOD-CLAD HOOD, QUARTZ COUNTERS, BUILT-IN MICROWAVE, a SILGRANIT UNDERMOUNT SINK, and PANTRY BUILT-INS that keep the counters photo-ready. The living room centres on a 50" ELECTRIC FIREPLACE with rustic wood mantle; a three-section patio door draws you onto the FULL-WIDTH RAISED DECK for easy indoor-outdoor flow.

Work and study have a proper address: the DEDICATED OFFICE/STUDY with DUAL BUILT-IN DESKS and a central bookcase. Nearby, the MAIN-FLOOR BEDROOM pairs with a 3-PIECE CHEATER ENSUITE BATH for easy hosting or multi-generational living. Up front, the entry, closet, and built-in mudroom absorb the traffic and the mess, keeping the rest of the home ready for the fun.

Upstairs, the BONUS ROOM LOFT is anchored by a LIBRARY-STYLE BUILT-IN WALL—equal parts statement and storage.



The primary bedroom adds a 5-PIECE ENSUITE WITH SOAKER TUB and GENEROUS WALK-IN CLOSET, while two more bedrooms (each with its own walk-in) and an UPPER LAUNDRY WITH SINK keep weekends efficient.

Downstairs, the FINISHED WALKOUT BASEMENT opens through another three-panel door to the covered patio and backyard beyond. A WET BAR with SILGRANIT SINK sets the tone for game nights; thereâ€™s a bright REC AREA, a BEDROOM with walk-in closet, a FULL BATH, and a FLEX ROOM WITH STORAGE of its own (home gym, hobby, or quiet office, your call). Paths loop out beyond the back fence, connecting you to nature in Rangeview by Genstar.

Mechanical and comfort details are future-ready: CENTRAL AIR CONDITIONING, a 3-ZONE FURNACE, 200+ AMP SERVICE, and an upgraded 80-GALLON HOT WATER TANK. Outside, an exterior gas line is roughed-in and ready for your BBQ. Parking is easy with a DOUBLE ATTACHED GARAGE and a proper driveway. If timing matters, estimated possession is late Octoberâ€”ideal for getting settled before winter.

FINISHED, POLISHED, and (almost) MOVE-IN READY ON A WALKOUT POND LOT. Schedule a private showing and make the simplest move of your year!

Built in 2022

**Essential Information**

MLS® #	A2255684
Price	\$949,900
Bedrooms	5

Bathrooms	4.00
Full Baths	4
Square Footage	2,471
Acres	0.07
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	144 Mallard Grove Se
Subdivision	Rangeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0E2

### Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Faces Front, Insulated
# of Garages	2

### Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Chandelier, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Separate Entrance, Soaking Tub, Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	High Efficiency, Forced Air, Natural Gas, Zoned, Humidity Control
Cooling	Central Air, Full
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room, Mantle
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

**Exterior**

Exterior Features	BBQ gas line, Lighting, Private Entrance, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Interior Lot, Landscaped, No Neighbours Behind, Rectangular Lot, See Remarks, Zero Lot Line
Roof	Asphalt Shingle
Construction	Brick, Composite Siding, Mixed, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	September 10th, 2025
Days on Market	1
Zoning	R-G

**Listing Details**

Listing Office	CIR Realty
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