

# \$720,000 - 34 Mallard Heath Se, Calgary

MLS® #A2191937

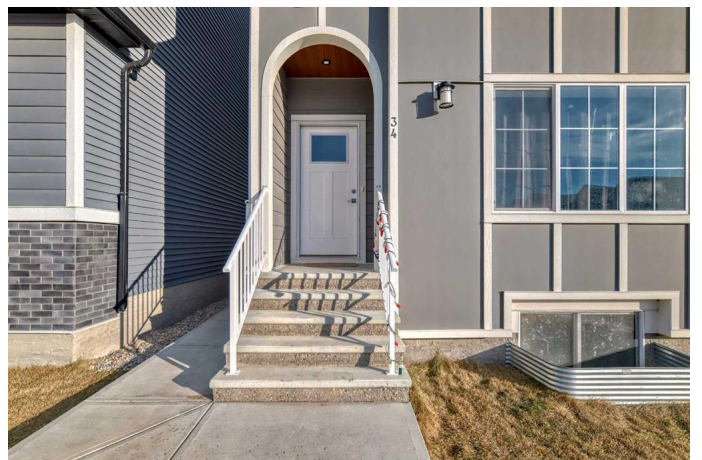
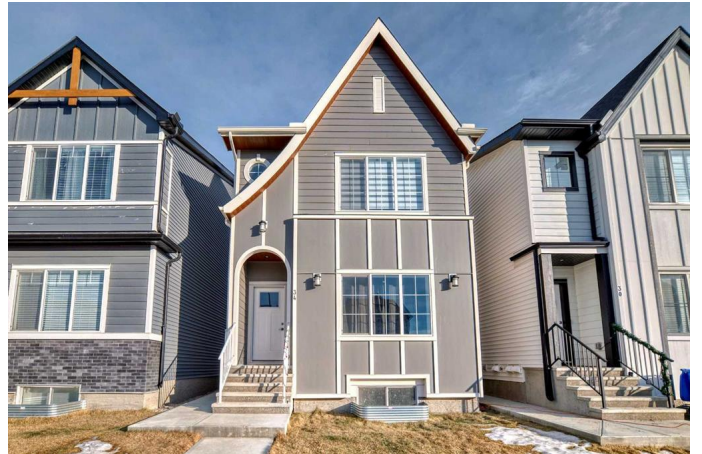
**\$720,000**

4 Bedroom, 4.00 Bathroom, 1,655 sqft  
Residential on 0.06 Acres

Rangeview, Calgary, Alberta

LEGAL SUITE | AWARD-WINNING  
RANGEVIEW COMMUNITY | 4 BEDROOMS,  
3.5 BATHROOMS | RENTAL INCOME  
OPPORTUNITY

Welcome to this beautifully upgraded fully-detached home in Rangeview, Calgary's groundbreaking community. With over 2,200 sq. ft. of thoughtfully designed, bright living space, this home is ideally located near top amenities. The home features durable vinyl plank flooring and a stunning chef's kitchen with high-end stainless steel appliances, quartz countertops, and custom cabinetry. The open concept design on the main floor is filled with natural light, thanks to oversized windows and high ceilings, creating the perfect setting for family life and entertaining. A spacious bonus room on the upper floor is versatile and can be used as a playroom, home office, or entertainment area. The luxurious primary suite includes a large bedroom with a walk-in closet and a spa-inspired ensuite with quartz counters and premium finishes. Upstairs, two additional bedrooms, a 4-piece bathroom, and convenient upper-floor laundry complete the layout. The legal basement suite features its own entrance, kitchen, living area, bathroom, and laundry, offering an excellent opportunity for rental income or private accommodations for family. Located in the city's southeast, it's just minutes from the YMCA, South Health Campus, and within a short drive to downtown Calgary and the airport. Nearby



amenities include golf courses like Heritage Pointe and Sirocco, as well as planned parks, playgrounds, ponds, and green spaces. Don't miss the chance to own this stylish, functional home in an award-winning community—schedule your viewing today!

Built in 2022

### Essential Information

MLS® #	A2191937
Price	\$720,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,655
Acres	0.06
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	34 Mallard Heath Se
Subdivision	Rangeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0E6

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Kitchen Island, Open Floorplan
-------------------	--------------------------------

Appliances Dishwasher, Dryer, Microwave(s), Washer, Window C  
Heating Central, Forced Air, Humidity  
Cooling None  
Has Basement Yes  
Basement Exterior Entry, Finished, Full,

### Exterior

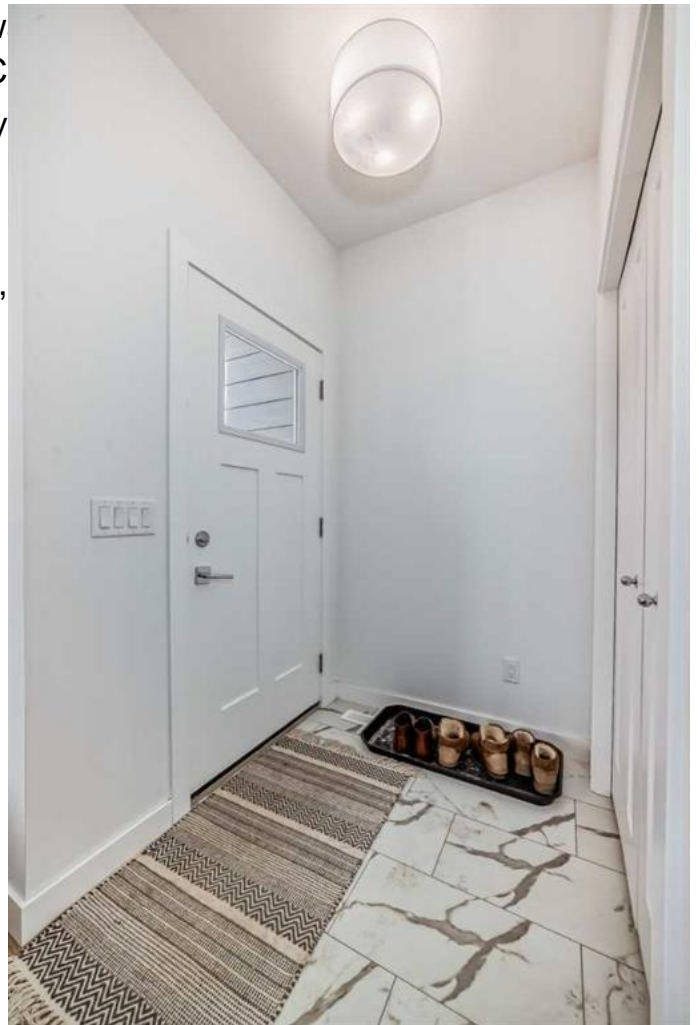
Exterior Features Other  
Lot Description Back Lane  
Roof Shingle  
Construction Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed February 2nd, 2025  
Days on Market 39  
Zoning R-G

### Listing Details

Listing Office Elevate Property Management



Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.