

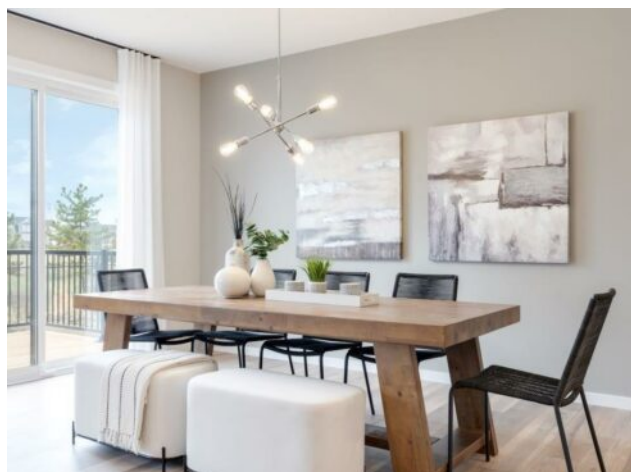


DON'T GAMBLE WITH YOUR HOME.
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ASSOCIATE

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243 Mallard Grove SE
Calgary, Alberta

MLS # A2240456



\$794,900

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 Door C		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Interior Lot, No Neighbours Behin		

Heating:	High Efficiency, Forced Air, Humidity Control, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Composite Siding, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Chandelier, Double Vanity, French Door, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s), Wired for Data

Inclusions: N/A

THERE'S A CERTAIN KIND OF QUIET THAT COMES WITH BACKING ONTO GREENSPACE—uninterrupted sunsets, morning coffees with a view, and a buffer of calm between you and the world. That's the everyday reality at 243 Mallard Grove SE, a WEST-FACING, park-backed stunner in Calgary's Rangeview by Genstar. Built by Homes by Avi, the Jefferson model offers over 2,350 SQUARE FEET OF REFINED FUNCTION. On the main floor, a tucked-away FLEX ROOM AND POWDER BATH create the perfect setup for a home office or private guest area. The open-concept kitchen, anchored by 48" upper cabinets, quartz counters, and a built-in microwave, blends seamlessly into the dining nook and great room, where a FULL-HEIGHT FIREPLACE WALL adds warmth and visual impact. Just beyond the TRIPLE-PANEL PATIO DOOR, your 11'x10' deck overlooks landscaped parkland and walking trails. NO REAR NEIGHBOURS, NO COMPROMISES. Upstairs, the primary bedroom hits every note: a SOAKER TUB, TILE-AND-GLASS SHOWER, dual sink vanity, and a GENEROUS WALK-IN CLOSET. Two additional bedrooms—each with their own walk-in—plus a spacious bonus room and UPPER-LEVEL LAUNDRY WITH FOLDING COUNTER make this floorplan especially family-friendly. Design selections lean modern and moody: wide plank LVP in "Dusty Roads," Canadian Grey cabinetry, storm-toned backsplash tile, and quartz counters throughout. Thoughtful upgrades include 9' foundation and main floor ceilings, iron spindle railing, an 80-GALLON HOT WATER TANK, 200 AMP PANEL with EV charger rough-in, solar conduit, and BBQ and gas stove rough-ins for future functionality. Rangeview by Genstar is one of Calgary's most connected new communities, designed for

people who value intentional planning, greenspace, and QUICK ACCESS TO SETON'S URBAN CONVENIENCES. And this home, perched quietly at the edge of the action, offers a front-row seat to that lifestyle. QUICK POSSESSION IS AVAILABLE—JUST MOVE IN AND START LIVING. PLEASE NOTE: Photos are of a finished Showhome of the same model — fit and finish may differ on finished spec home. Interior selections and floorplans shown in photos.