



CORY PELCHAT
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 GRASSROOTS REALTY GROUP LTD.

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120 Mallard Grove SE
Calgary, Alberta

MLS # A2234658



\$929,900

Division:	Rangeview		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,243 sq.ft.	Age:	2023 (2 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Kitchen Island, Pantry, See Remarks		

Inclusions: N/A

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.