

**235 Mallard Grove SE  
Calgary, Alberta**
**MLS # A2216303**


# \$815,900

<b>Division:</b>	Rangeview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,068 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	220 Volt Wiring, Concrete Driveway, Double Garage Attached, Garage Door C		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Interior Lot, No Neighbours Behin		

<b>Heating:</b>	High Efficiency, Forced Air, Humidity Control, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s), Wired for Data		
<b>Inclusions:</b>	N/A		

Welcome to 235 Mallard Grove SE—an elevated take on suburban living in Rangeview by Genstar, where thoughtful design meets everyday function. This brand new Hemsworth model from Homes by Avi offers over 2,000 sq ft of beautifully curated space and a west-facing backyard that opens onto greenspace—giving you a front-row seat to Calgary’s stunning prairie sunsets from the comfort of your oversized 120 sq ft deck. Step inside and you’ll immediately sense the difference. The heart of the home is a sun-drenched great room where a soaring two-storey window wall and fireplace feature create a dramatic yet welcoming focal point. The open-concept kitchen balances style and practicality with 42" upper cabinets, quartz countertops throughout, a chimney-style hood fan, built-in microwave, and a walkthrough pantry that connects seamlessly to the mudroom and garage entry—grocery days just got a whole lot easier. Whether you’re entertaining guests or enjoying a quiet night in, this main floor is designed to make life flow. Need a flexible layout? You’ll love the full bedroom and bathroom tucked away on the main level—perfect for overnight guests, aging parents, or a quiet office retreat. Upstairs, the loft-style bonus room invites movie marathons, reading corners, or play zones. Each of the secondary bedrooms features a walk-in closet, while the spacious primary bedroom offers a thoughtful mix of comfort and convenience. In addition to a sleek glass-and-tile shower and dual sinks, there’s even a private pass-through door connecting the walk-in closet to the laundry room. (You’ll wonder how you ever lived without it.) The home’s foundation is as future-ready as its floor plan. You’ll find 9' basement walls, a 200-amp electrical panel, and roughed-in conduit from the mechanical room to the

attic for optional future solar panels. An 80-gallon hot water tank ensures long showers are never an issue, while 220V wiring in the garage makes installing your future EV charger a breeze. And with front yard sod already included, you're starting one step ahead. Beyond the home itself, this is your opportunity to live in one of Calgary's most intentional new communities. Rangeview by Genstar isn't just about houses—it's about lifestyle. Here, tree-lined pathways, expansive boulevards, and thoughtfully placed greenspaces make it easy to move, explore, and connect. It's the kind of neighbourhood where kids can ride their bikes to the park, where you'll actually get to know your neighbours, and where the setting feels just a little more grounded than other southeast suburbs. With quick possession available, all that's missing is your story. Come experience what life could look like at 235 Mallard Grove SE—you may not want to leave. PLEASE NOTE: Photos are virtual renderings of the same model — fit and finish may differ on the finished spec home. Interior selections and floorplans shown in images.