

\$824,900 - 292 Mallard Grove Se, Calgary

MLS® #A2246750

\$824,900

3 Bedroom, 3.00 Bathroom, 2,453 sqft

Residential on 0.07 Acres

Rangeview, Calgary, Alberta

IF YOU'VE EVER MUTTERED "WE NEED MORE SPACE" WHILE STEPPING ON LEGO FOR THE FIFTH TIME THIS WEEK, YOU'RE NOT ALONE"and you're exactly who this home was built for. Welcome to 292 Mallard Grove SE: a brand new Andre model from Homes by Avi, BACKING DIRECTLY ONTO A POND, PATHWAYS, AND LUSH GREENSPACE in Rangeview by Genstar. With an east-facing walkout lot and no rear neighbours, this home offers the kind of view that makes weekday mornings feel a little less... weekday.

Inside, 2,453 sq ft of thoughtful living space greets you with 9'™ ceilings, luxury vinyl plank flooring, and the kind of layout that knows what busy families actually need. A MAIN FLOOR FLEX ROOM AND ADJACENT POWDER ROOM make the perfect setup for working from home, hiding from homework time, or giving guests their own corner of calm. The mudroom has a walk-in closet, so daily chaos has somewhere to go besides "the chair" everyone keeps piling things on. The kitchen is equal parts function and finesse, with QUARTZ COUNTERTOPS, a CHIMNEY HOOD FAN, BUILT-IN MICROWAVE, 48" UPPER CABINETS, and a WALK-IN PANTRY for hiding Costco runs. There's even a gas line rough-in for when you're ready to level up to a gas range. The oversized THREE-PANEL PATIO DOOR leads to a 12'™ x 10'™ DECK"complete with a BBQ gas line and a view that might



make you a morning person.

Upstairs, the CENTRAL BONUS ROOM is ready for movie nights, pillow forts, or a desperately needed second living space. Each of the three bedrooms has a walk-in closet (yes, even the kids'), and the full laundry room includes a folding counterâ€”because socks donâ€™t fold themselves, and you shouldnâ€™t have to balance a laundry basket on a bathroom counter ever again.

THE MASTER BEDROOM IS A RETREAT, with space for a reading nook or yoga mat, a spa-inspired 5-piece ensuite with a SOAKER TUB, TILE-AND-GLASS SHOWER, DOUBLE SINKS, and a walk-in closet big enough to end the closet wars for good.

The WALKOUT BASEMENT has 9â€™ foundation walls, a bathroom rough-in, and future potential for a gym, games roomâ€”or just a place to send the loud people. Other features include a 200 amp panel, 220V EV charger rough-in, solar conduit, and front yard sod already in.

Rangeview isnâ€™t just another new developmentâ€”itâ€™s a master-planned, family-forward community built for real life. Think wide, tree-lined boulevards where kids can bike safely, separated pathways that connect every home to scenic ponds and themed parks, and just enough distance from the city bustle to give you room to breatheâ€”without giving up access to Setonâ€™s schools, rec centres, and shopping. It's designed with long-term livability in mind, so youâ€™re not just buying a homeâ€”youâ€™re putting down roots. If youâ€™ve been waiting for the one that feels RIGHTâ€”this is it. Reach out today, book a showing, and see for yourself what life could look like in Rangeview.

â€¢ PLEASE NOTE: Photos are of a finished Showhome of the same modelâ€”fit & finish may differ on finished spec home. Interior selections & floorplans shown in photos.

Built in 2025

Essential Information

MLS® #	A2246750
Price	\$824,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,453
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	292 Mallard Grove Se
Subdivision	Rangeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0M8

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front, Insulated, 220 Volt Wiring
# of Garages	2

Interior

Interior Features	Breakfast Bar, Chandelier, Double Vanity, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Sump Pump(s), Walk-In Closet(s), Wired for Data, French Door, Low Flow Plumbing Fixtures
Appliances	Dishwasher, Electric Range, Garage Control(s), Microwave, Range Hood, Refrigerator
Heating	High Efficiency, Forced Air, Natural Gas, Humidity Control
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Great Room, Mantle, Tile
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished, Walk-Out

Exterior

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

Additional Information

Date Listed	August 7th, 2025
Days on Market	40
Zoning	R-G

Listing Details

Listing Office	CIR Realty
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