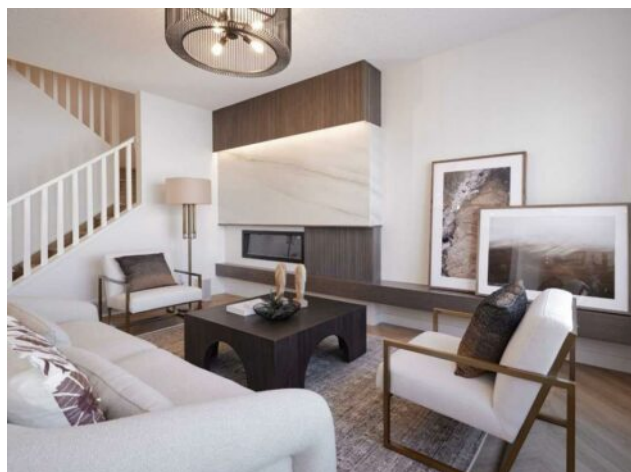


116 Mallard Grove SE
Calgary, Alberta

MLS # A2234551



\$889,900

| | | | |
|------------------|------------------------------|---------------|------------------|
| Division: | Rangeview | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,051 sq.ft. | Age: | 2023 (2 yrs old) |
| Beds: | 5 | Baths: | 4 |
| 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, 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, Soaking Tub | | |

Inclusions: N/A

Welcome to 116 Mallard Grove SE — Cardel Homes’ stunning Evo 1 Showhome, now available in the vibrant community of Rangeview. This beautifully designed 5-bedroom, 4-bathroom home offers over 2,580 sq ft of thoughtfully crafted living space, blending contemporary style with everyday comfort. Step inside to soaring ceilings, designer finishes, and an open-concept main floor that seamlessly connects the gourmet kitchen, dining area, and spacious great room. A main-floor bedroom and full bath offer flexibility for guests or a home office. Upstairs, unwind in the vaulted bonus room or retreat to the luxurious primary bedroom with a walk-in closet and spa-inspired ensuite. Two additional bedrooms, a full bath, and upper-floor laundry complete the level. The finished basement adds even more versatility with a rec room and fifth bedroom.