

# \$694,900 - 34 Mallard Heath Se, Calgary

MLS® #A2191937

**\$694,900**

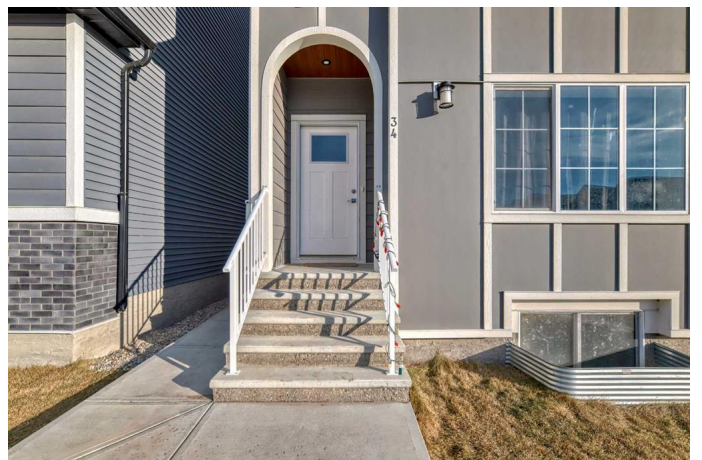
4 Bedroom, 4.00 Bathroom, 1,655 sqft

Residential on 0.06 Acres

Rangeview, Calgary, Alberta

LEGAL SUITE | AWARD-WINNING  
RANGEVIEW COMMUNITY | 4 BEDROOMS,  
3.5 BATHROOMS | RENTAL INCOME  
OPPORTUNITY

Welcome to this beautifully upgraded fully-detached home in Rangeview, Calgary's groundbreaking community. With over 2,200 sq. ft. of thoughtfully designed, bright living space, this home is ideally located near top amenities. The home features durable vinyl plank flooring and a stunning chef's kitchen with high-end stainless steel appliances, quartz countertops, and custom cabinetry. The open concept design on the main floor is filled with natural light, thanks to oversized windows and high ceilings, creating the perfect setting for family life and entertaining. A spacious bonus room on the upper floor is versatile and can be used as a playroom, home office, or entertainment area. The luxurious primary suite includes a large bedroom with a walk-in closet and a spa-inspired ensuite with quartz counters and premium finishes. Upstairs, two additional bedrooms, a 4-piece bathroom, and convenient upper-floor laundry complete the layout. The legal basement suite features its own entrance, kitchen, living area, bathroom, and laundry, offering an excellent opportunity for rental income or private accommodations for family. Located in the city's southeast, it's just minutes from the YMCA, South Health Campus, and within a short drive to downtown Calgary and the airport. Nearby



amenities include golf courses like Heritage Pointe and Sirocco, as well as planned parks, playgrounds, ponds, and green spaces. Donâ€™t miss the chance to own this stylish, functional home in an award-winning communityâ€”schedule your viewing today! House is currently vacant and seller can supply both units vacant or with tenant in one or both units.

Built in 2022

**Essential Information**

MLS® #	A2191937
Price	\$694,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,655
Acres	0.06
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	34 Mallard Heath Se
Subdivision	Rangeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0E6

**Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Kitchen Island, Open Floorplan
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Coverings, Microwave, Stove
Heating	Forced Air, Central, Humidity Control
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Exterior Entry, Full Bath

Exterior

Exterior Features	Other
Lot Description	Back Lane
Roof	Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 2nd, 2025
Days on Market	87
Zoning	R-G

Listing Details

Listing Office	Elevate Property Management
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