

**116 Mallard Grove SE**  
**Calgary, Alberta**

**MLS # A2234551**



**\$869,900**

<b>Division:</b>	Rangeview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,051 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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.