

**63 Mallard Heath SE
Calgary, Alberta**

MLS # A2162036



\$869,900

Division:	Rangeview		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,248 sq.ft.	Age:	2024 (0 yrs old)
Beds:	6	Baths:	4
Garage:	220 Volt Wiring, Additional Parking, Concrete Driveway, Covered, Double Gar		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Street Lighting, Rectangular Lot, Zero Lot Line		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Smart Home, Soaking Tub, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wired for Data		
Inclusions:	N/A		

Welcome to this sleek, EAST-facing 2-storey home in Rangeview, expertly designed by Excel Homes. Spanning 3,000 SQFT HOME on 3212 SQFT LOT, 2248 SQFT of Main and Upper level, this property is a blend of style and functionality, complete with a fully finished 751 SQFT 2-bedroom legal suite built by Excel Homes. From the moment you walk in, the impressive entryway sets a modern, inviting tone for the entire home. The main floor showcases a stunning kitchen with two-tone cabinets (Teal Color) that reach the ceiling, glass-front doors, and chic puck lighting. With built-in appliances and quartz countertops, this kitchen is every chef's dream. The spacious dining area flows seamlessly to a 10X10 deck, perfect for effortless indoor-outdoor living. A convenient main floor bedroom with an attached full bathroom adds flexibility to the space. Upstairs, you'll find three expansive bedrooms, including a bonus room with vaulted ceilings and a dedicated laundry area. The second bedroom is even larger than the primary suite, featuring a massive walk-in closet. The ensuite bathroom is pure luxury, boasting dual sinks beneath a full-width mirror, a deep soaking tub, and a glass-enclosed shower with sleek, full-height tiling. The fully developed 2 BED legal suite below is a standout feature with all the appliances, separate furnace and hot water tank for Basement, offering a large rec room with modern pot lighting, two bright bedrooms with oversized windows, in-suite laundry, and a well-equipped kitchen with full-sized appliances and a stylish bath. Plus, this home comes with a transferable Alberta New Home Warranty, ensuring peace of mind. This home is more than just a place to live—it's a statement in modern living. You have to see it to truly appreciate its contemporary design and thoughtful details. Get ready to fall in love with your new

home in Rangeview—where style meets comfort with a serious "WOW" factor. Call your Favourite Realtor now!