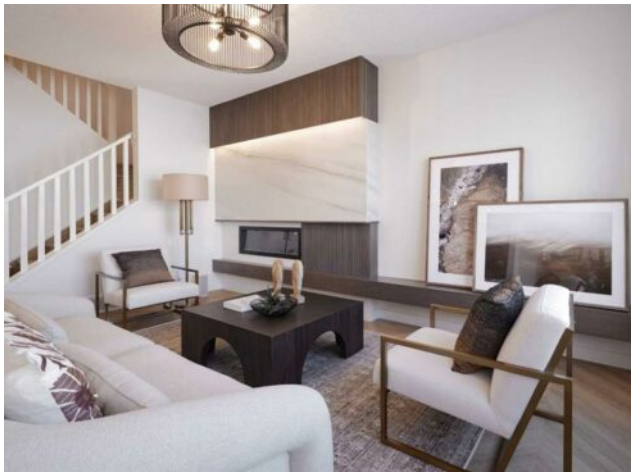


116 Mallard Grove SE

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’s 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.