

# \$698,000 - 98 Mallard Heath Se, Calgary

MLS® #A2190374

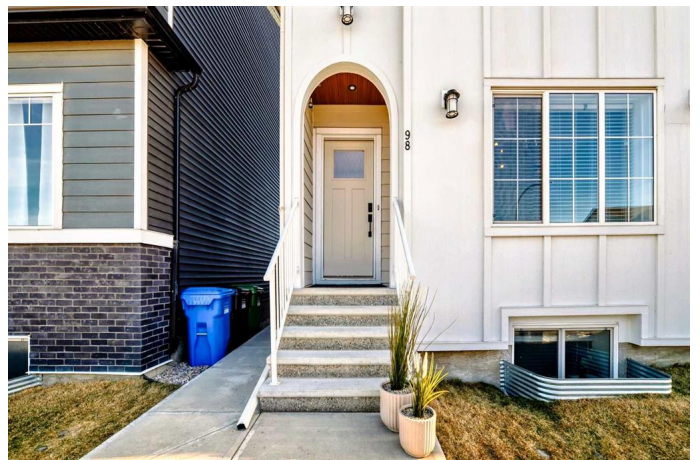
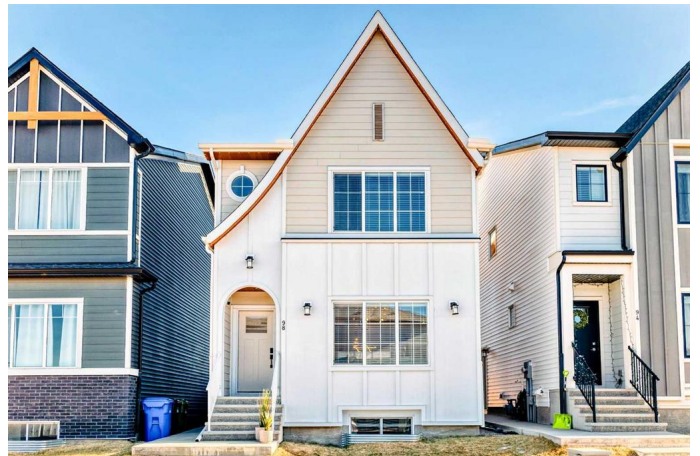
**\$698,000**

4 Bedroom, 4.00 Bathroom, 1,658 sqft  
Residential on 0.06 Acres

Rangeview, Calgary, Alberta

Shows like a SHOWHOME!!

Step into this 1,658 ft<sup>2</sup> beautifully upgraded 4-bedroom home that seamlessly blends style and functionality. From the moment you enter, you<sup>™</sup>re greeted by a CUSTOM FIREPLACE FEATURE WALL with built-in lighting, creating a warm and inviting atmosphere. The kitchen is a standout, featuring a large quartz island, white full-height cabinetry with lighting, breakfast bar, and a walk-in pantry. Designed for modern living, the CUSTOM-BUILT SERVING COUNTER complete with a beverage fridge is perfect as a coffee bar, snack station, or for evening libations. Upstairs, enjoy a cozy bonus room and 3 spacious bedrooms, including a primary haven with tray ceilings and a 4-piece ensuite. The basement offers incredible versatility with a legal 1-bedroom suite, featuring 9<sup>™</sup> ceilings and finishes that match the main floor<sup>™</sup>s quality<sup>™</sup>—a fantastic option for rental income or accommodating extended family. A southeast-facing backyard is fenced and landscaped, complete with two patios, a shed, and direct access to the double garage and paved alley. Nestled in the rapidly growing community of Rangeview, this pocket of the neighbourhood has NO HOA FEES and offers convenient access to playgrounds, wetland pond walking trail, Seton shopping, YMCA, Calgary South Health Campus, and Stoney Trail. Don<sup>™</sup>t miss your chance to own this exceptional home<sup>™</sup>—move in and enjoy everything it has to offer! Ask your Realtor<sup>®</sup>



for a full list of upgrades.

Built in 2022

### **Essential Information**

MLS® #	A2190374
Price	\$698,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,658
Acres	0.06
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	98 Mallard Heath Se
Subdivision	Rangeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0E4

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached, Garage Faces Rear
# of Garages	2

### **Interior**

Interior Features	Bar, Breakfast Bar, Ceiling Fan(s), High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Tray Ceiling(s), Walk-In Closet(s), Recessed Lighting
Appliances	Bar Fridge, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings

Heating Baseboard, Forced Air, Natural Gas  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Electric  
Has Basement Yes  
Basement Finished, Full, Exterior Entry, Full Bath

### Exterior

Exterior Features Lighting  
Lot Description Back Lane, Back Yard, Landscaping  
Roof Asphalt Shingle  
Construction Cement Fiber Board, Composite Siding  
Foundation Poured Concrete

### Additional Information

Date Listed January 30th, 2025  
Days on Market 65  
Zoning R-G

### Listing Details

Listing Office Century 21 Bamber Realty LTD.

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