

\$740,000 - 78 Mallard Heath Se, Calgary

MLS® #A2268012

\$740,000

4 Bedroom, 4.00 Bathroom, 1,754 sqft

Residential on 0.06 Acres

Rangeview, Calgary, Alberta

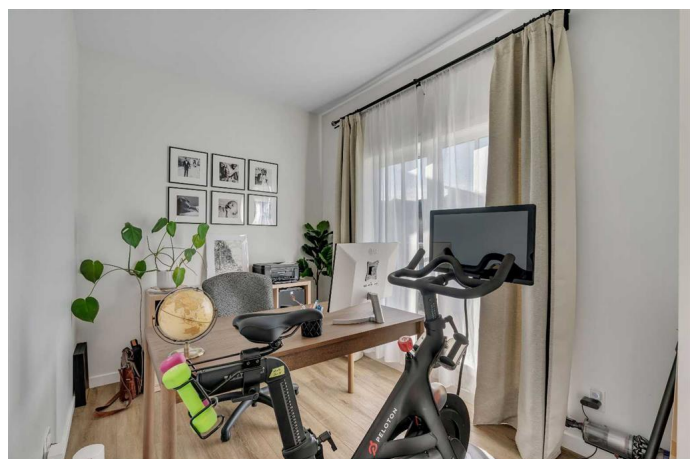
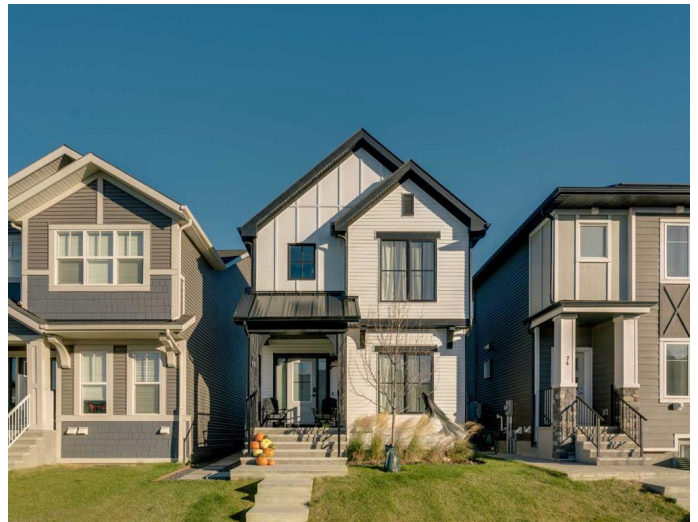
Welcome to this beautifully updated home in the sought after community of Rangeview Springs! The main level features a bright open floor plan with modern finishes, a custom built fireplace mantel, spacious living/dining areas, an office/flex space and a convenient half bath. Upstairs youâ€™ll find three generous bedrooms, including the stylish primary with its own ensuite bathroom, plus another full bath and a large bonus room with vaulted ceilings. The upgraded laundry room includes built in cabinetry for extra storage and function. Downstairs the legal basement suite offers a separate side entrance, full kitchen, bedroom, full bathroom, independent furnace and hot water tank - perfect for rental income or extended family. Enjoy the outdoors with a landscaped yard, rear deck with a BBQ gas line and a new fence for privacy. The detached double garage is insulated, drywalled and heated, with elegant French doors for easy access. Additional highlights include air conditioning, a water osmosis system and water softener, all to be assumed by the buyer for \$124.70 per month. Situated close to picturesque ponds and scenic walking paths, this home offers the perfect balance of comfort, quality and location.

Built in 2023

Essential Information

MLS® #

A2268012



Price	\$740,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,754
Acres	0.06
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	78 Mallard Heath Se
Subdivision	Rangeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S0E4

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Heated Garage
# of Garages	2

Interior

Interior Features	Kitchen Island, No Smoking Home, Open Floorplan, See Remarks
Appliances	Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, See Remarks
Roof	Asphalt Shingle, Metal
Construction	Vinyl Siding, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 31st, 2025
Days on Market	3
Zoning	R-G

Listing Details

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.