

# \$579,900 - 130 Mallard Heath Se, Calgary

MLS® #A2262200

**\$579,900**

3 Bedroom, 3.00 Bathroom, 1,588 sqft  
Residential on 0.06 Acres

Rangeview, Calgary, Alberta

Experience style and thoughtful design in this brand-new TRUMAN-built home, ideally located near playgrounds, shopping, and just minutes from the Calgary South Health Campus and Stoney Trail.

Step inside to an inviting open-concept layout that seamlessly connects the kitchen, dining, and living areas—perfect for both entertaining and everyday comfort. The bright kitchen showcases full-height cabinetry with soft-close doors and drawers, quartz countertops, a spacious eating bar, stainless steel appliance package, and a walk-in pantry. Elevated details include luxurious LVP flooring, a stylish 2-piece bathroom, and a practical mudroom designed for modern family living.

Upstairs, a central bonus room offers flexible space for relaxation or work. The primary bedroom provides a serene retreat, featuring a 3-piece ensuite, and a generous walk-in closet. Two additional bedrooms, a full bathroom, and a conveniently located laundry area complete the upper level—balancing style, comfort, and functionality.

A separate side entrance leads to the unfinished basement, offering future potential for a home gym, or additional living space tailored to your needs.

Move-in ready and built with TRUMAN's signature craftsmanship, this home blends quality, design, and comfort—helping you Live Better. \*The photo gallery showcases a similar home with comparable layout and features; finishes may vary.



Built in 2025

**Essential Information**

MLS® #	A2262200
Price	\$579,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,588
Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	130 Mallard Heath Se
Subdivision	Rangeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S0E8

**Amenities**

Parking Spaces	2
Parking	Off Street

**Interior**

Interior Features	Open Floorplan, Quartz Counters, Separate Entrance
Appliances	Dishwasher, Microwave Hood Fan, Range, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Exterior Entry, Unfinished

**Exterior**

Exterior Features	Other
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Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	October 4th, 2025
Days on Market	2
Zoning	R-G

### **Listing Details**

Listing Office	RE/MAX First
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