

SHOW
HOME

THE HEMSWORTH

2,087 SQ FT | 4 BED | 3.5 BATH

140 MALLARD GROVE SE



THIS FRONT DRIVE HOME FEATURES

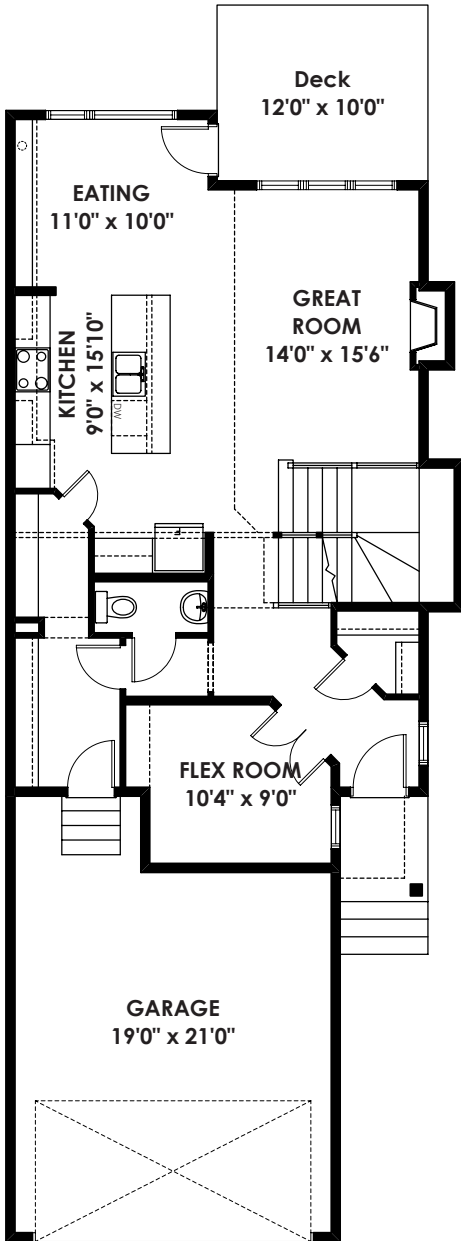
- Stunning walkout basement overlooking storm pond
- Open concept main floor with 9' ceiling and 18' open to below great room
- Walk through pantry from garage for easy access to kitchen
- Main floor flex room for future office
- Upper central bonus room and upper laundry
- Each spacious bedroom comes with walk-in closet



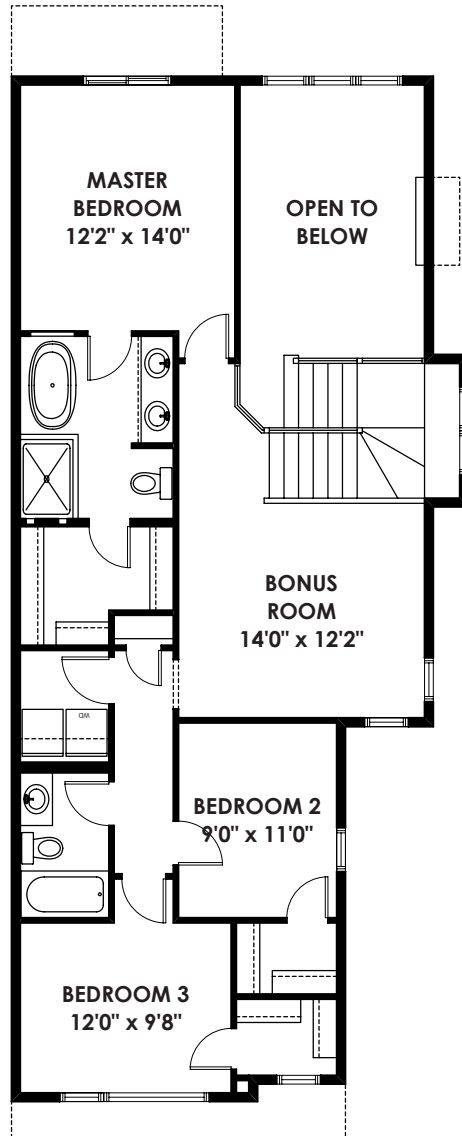
BETTER VALUE BY DESIGN
SINCE 1978 | HOMESBYAVI.COM

Homes by **AVI**

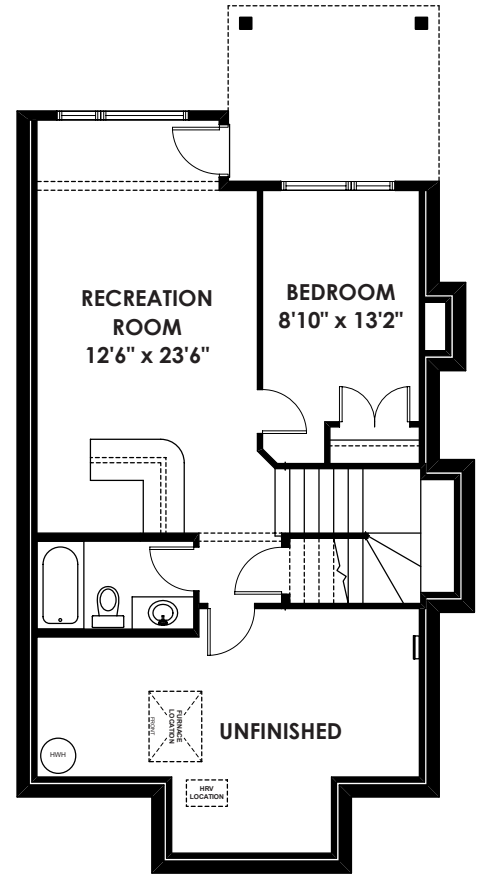
FLOOR PLAN



MAIN
954 SQ FT



UPPER
1,113 SQ FT



BASEMENT
546 SQ FT

For more information or to book an appointment please contact us at **403.536.7189**

Prices are subject to change without notice. Actual floor plan, elevation, and square footage may not be exactly as shown. Square footage is measured to Alberta Building Code (ABC) regulations. Builder reserves the right to make changes without notice. E&OE.

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