



THE
A-TEAM

**RE/MAX
FIRST**

107 HEIRLOOM Drive, Calgary T3S 0k9

MLS®#: **A2136932** Area: **Rangeview** Listing Date: **06/03/24** List Price: **\$669,900**
 Status: **Active** County: **Calgary** Change: **-\$5k, 19-Jul** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **2,712 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,665**
 Low Sqft:
 Ttl Sqft: **1,665**

DOM

105
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz:

Access:
 Lot Feat: **Back Lane**
 Park Feat: **Alley Access,Gravel Driveway,Stall**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Laminate,Vinyl**
 Sewer:
 Ext Feat: **None** Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Microwave,Range Hood,Refrigerator**
 Int Feat: **High Ceilings,Kitchen Island,Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Smart Home,Tankless Hot Water,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	17`5" x 10`1"	Dining Room	Main	10`1" x 12`3"
2pc Bathroom	Main	4`10" x 5`3"	Great Room	Main	13`4" x 15`5"
Bedroom - Primary	Upper	13`7" x 12`5"	Bedroom	Upper	9`2" x 10`10"
Bedroom	Upper	9`4" x 13`3"	Laundry	Upper	4`1" x 3`10"
4pc Ensuite bath	Upper	12`0" x 5`3"	4pc Bathroom	Upper	9`7" x 5`9"
Walk-In Closet	Upper	9`9" x 5`6"			

Title: **Fee Simple**
 Zoning: **R-G**
 Legal Desc: **2312256**

Remarks

Pub Rmks: **** ALERT - NEW MORTGAGE INFO ** This home qualifies for the 30-year amortization for first-time buyers' mortgages ** Jayman Financial Brokers now available to sign-up ** Exquisite & beautiful, you will be impressed by Jayman BUILT's highly sought after SONATA model currently being built in the up-and-coming community of Rangeview. A lovely new first-of-its-kind garden-to-table neighborhood with future community gardens, parks, and playgrounds welcomes you into a thoughtfully planned living space featuring craftsmanship & design. Offering a unique open floor plan featuring an outstanding design for the most discerning buyer! Immediately upon entering you can appreciate the almost 12ft high soaring ceiling height that the living room boasts graced with a lovely bank of expansive windows overlooking the front yard. Upgraded glass railing overlooks the lower great room as you are invited to step up to the spacious chef's kitchen where you will discover an elevated cabinet collection with 39" uppers, soft close drawer slides and hinges and 4 inch flat riser crown molding. An expansive centre island highlighting Luxe Noir QUARTZ and Elegant White COUNTERTOPS surround the perimeter. Upgraded WHIRLPOOL APPLIANCES including a 25 cubic ft French door refrigerator with ice maker, dishwasher, electric smooth top slide in range, built-in Panasonic microwave and Broan power pack built-in cabinet hood fan. The stunning Coast Series full tile back splash enhances the space and the sizeable side pantry offers additional storage. Enjoy the designated dining room for your more formal meals while the flush island for casual get togethers. The upper level offers 3 sizeable bedrooms with the Primary Suite including a full three piece bath with over sized shower and generous walk-in closet and convenient 2nd floor laundry completes this level. The lower level offers a 3 pc rough-in for future development and awaits your great design ideas. Enjoy the lifestyle you & your family deserve in a beautiful Community you will enjoy for a lifetime. Jayman's standard inclusions feature their Core Performance with 10 Solar Panels, BuiltGreen Canada standard, with an EnerGuide Rating, UV-C Ultraviolet Light Purification System, High Efficiency Furnace with Merv 13 Filters & HRV unit, Navien Tankless Hot Water Heater, stunning QUARTZ counter tops throughout, 8x4 deck, Triple Pane Windows and Smart Home Technology Solutions! Save \$\$\$ Thousands: This home is eligible for the CMHC Pro Echo insurance rebate. Help your clients save money. CMHC Eco Plus offers a premium refund of 25% to borrowers who buy climate-friendly housing using CMHC-insured financing. Click on the icon below to find out how much you can save! Show Home Hours: Monday to Thursday: 2:00pm to 8:00pm, Saturday and Sunday: 12:00pm to 5:00pm.**

Inclusions: **N/A**
 Property Listed By: **Jayman Realty Inc.**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123