



THE
A-TEAM

**RE/MAX
FIRST**

37 HEIRLOOM Crescent, Calgary T3S0H1

MLS® #: **A2138615** Area: **Rangeview** Listing Date: **06/06/24** List Price: **\$599,990**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2023**
Lot Information
 Lot Sz Ar: **2,497 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane**
 Park Feat: **Off Street**

Finished Floor Area

Abv Sqft: **1,557**
 Low Sqft:
 Ttl Sqft: **1,557**

DOM

26
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **None**
 Construction: **Vinyl Siding**
 Flooring: **Carpet, Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer**
 Int Feat: **No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`0" x 16`7"	Dining Room	Main	13`0" x 10`3"
Kitchen	Main	11`5" x 14`4"	Office	Main	4`8" x 6`0"
2pc Bathroom	Main	5`0" x 4`8"	Bedroom - Primary	Second	11`9" x 12`8"
4pc Ensuite bath	Second	5`0" x 12`8"	4pc Bathroom	Second	8`4" x 4`11"
Family Room	Second	7`5" x 12`2"	Bedroom	Second	8`4" x 12`5"
Bedroom	Second	8`5" x 12`4"			

Legal/Tax/Financial

Title: **Fee Simple** Zoning: **R-G**

Legal Desc:

2211799

Remarks

Pub Rmks:

Open House Sat (28-06-24) 12:00-04:00pm. Discover the perfect blend of luxury and comfort in this stunning property located in one of Calgary's most sought-after neighbourhood. Nestled on a tranquil crescent, 37 Heirloom Crescent offers a serene escape while being conveniently close to all the amenities you could desire. Key Features: *Elegant Living Space: This home boasts a spacious and open floor plan, featuring high ceilings, large windows, and exquisite finishes throughout. The living room is perfect for entertaining, with plenty of natural light. *Beautiful Kitchen: The heart of this home is the kitchen, complete with top-of-the-line stainless steel appliances, quartz countertops, beautiful cabinetry with black handles, and an island. *Luxurious Master Suite: Retreat to the master bedroom, a sanctuary of comfort with a walk-in closet and a spa-like ensuite bathroom. Enjoy a separate shower, water closet and dual vanities for ultimate relaxation. *Spacious Bedrooms and bonus area: Two additional generously sized bedrooms offer ample closet space and large windows, providing a bright and inviting atmosphere for family and guests. *Separate Entrance: The Sperate entrance to the basement is already there. *Prime Location: Located in a family-friendly neighbourhood- Rangeview, this home is close to a hospital, parks, shopping centers, and YMCA. Enjoy easy access to major roadways for a quick commute to downtown Calgary. # Additional Features: -LVP flooring throughout the main level and Second Floor - Main floor office/den - Convenient second-floor laundry room Don't miss the opportunity to make 37 Heirloom Crescent your new home. This property offers everything you need for a luxurious and comfortable lifestyle in a fantastic location. Schedule a viewing today and experience the charm and elegance of this exceptional home! Make your dream home a reality.**

Inclusions:

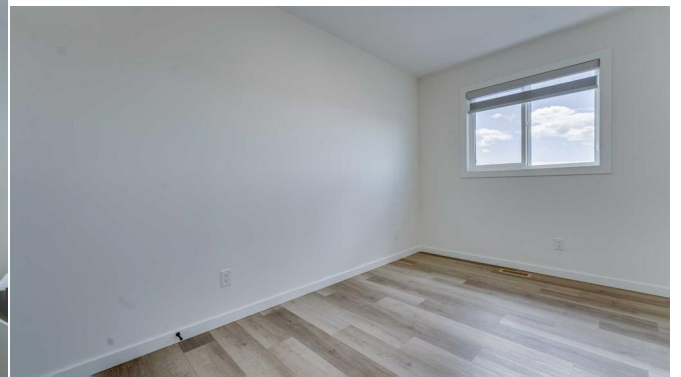
n/a

Property Listed By:

RE/MAX Complete Realty

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









37 Heirloom Cres SE, Calgary, AB

Main Floor Exterior Area 737.59 sq ft
Interior Area 998.62 sq ft



PREPARED: 2024/06/05



White regions are excluded from total floor area in GAUGE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

37 Heirloom Cres SE, Calgary, AB

2nd Floor Exterior Area 739.90 sq ft
Interior Area 738.89 sq ft
Excluded Area 2.74 sq ft



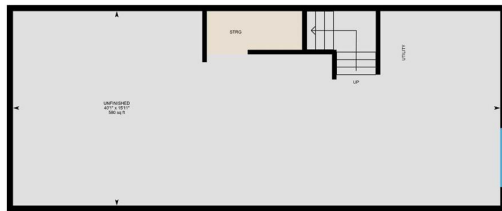
PREPARED: 2024/06/05



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37 Heirloom Cres SE, Calgary, AB

Basement (Below Grade) Exterior Area 695.35 sq ft
Interior Area 638.50 sq ft



PREPARED: 2024/06/05



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