



THE
A-TEAM

**RE/MAX
FIRST**

63 HEIRLOOM Boulevard, Calgary T3S 0G9

MLS®#: **A2150820** Area: **Rangeview** Listing **07/18/24** List Price: **\$746,900**
 Status: **Active** County: **Calgary** Date: Change: **-\$10k, 19-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2023**
Lot Information
 Lot Sz Ar: **2,712 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,790**
 Low Sqft:
 Ttl Sqft: **1,790**

DOM

126
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,Parking Pad**

Utilities and Features

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

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave,Range Hood,Refrigerator,Tankless Water Heater,Washer**
 Int Feat: **Double Vanity,High Ceilings,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	10`3" x 13`3"	Dining Room	Main	12`8" x 8`9"
2pc Bathroom	Main	4`7" x 5`8"	Great Room	Main	14`4" x 10`10"
Bedroom - Primary	Upper	13`4" x 11`5"	Bedroom	Upper	9`1" x 11`6"
Bedroom	Upper	8`11" x 10`2"	Laundry	Upper	5`7" x 4`8"
4pc Ensuite bath	Upper	6`10" x 10`0"	4pc Bathroom	Upper	5`3" x 10`0"
Walk-In Closet	Upper	9`4" x 6`2"	Den	Main	9`9" x 8`9"

Pantry	Main	4`10" x 6`4"	Bonus Room	Upper	12`7" x 9`0"
			Legal/Tax/Financial		

Title:
Fee Simple
 Legal Desc: **2211799**

Zoning:
R-G

Remarks

Pub Rmks: *** NET ZERO HOME * SIDE ENTRANCE * QUANTUM PERFORMANCE ULTRA E-HOME * VERIFIED Jayman BUILT Show Home! ** Great & rare real estate investment opportunity ** Start earning money right away ** Jayman BUILT will pay you 6% (annual) return per month to use this home as their full-time show home**PROFESSIONALLY DECORATED with all of the bells and whistles**BEAUTIFUL SHOW HOME**Exquisite & beautiful, you will immediately be impressed by Jayman BUILT's "AVID 20" SHOW HOME located 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 home boasting craftsmanship and thoughtful design. Offering a unique open floor plan boasting a stunning GOURMET kitchen with a beautiful extended island with flush eating bar & sleek stainless steel Whirlpool appliances including a French door refrigerator with ice maker, electric smooth top slide in range, built-in microwave and Broan powerpack built-in cabinet hood fan . Stunning elegant White QUARTZ counter tops, spacious walk-in pantry, soft close slab cabinets and sil granite undermount sink compliment the space. Enjoy the generous dining area that overlooks the spacious Great Room with the stunning Farmhouse elevation out front along with an additional FLEX SPACE located at the front of the home - could be your beautiful and bright office/den with glass door for a stylish finish and a half bath located on the main level for additional family members or visiting guests. You will discover the 2nd level boasts 3 sizeable bedrooms with the Primary Bedroom including a gorgeous 4 pc private en suite with an upgraded stand-alone shower, dual vanities and generous walk-in closet along with 2nd floor laundry for ease of convenience. In addition, enjoy a nicely centralized Bonus Room that separates the two additional bedrooms and the Primary Suite for additional privacy. The lower level has 3 pc rough in for future bath development and the back yard has space for you to a build double detached garage at your leisure. Enjoy the lifestyle you & your family deserve in a beautiful Community you will enjoy for a lifetime! Jayman's Quantum performance Inclusions: 33 Solar Panels achieving Net Zero Certification, a Proprietary Wall System, Triple Pane R-8 Windows with Argon Fill, Smart Home Technology Solutions, Daikin FIT Electric Air Source Heat Pump, and an Ultraviolet Air Purification System with Merv 15 Filter. PRODUCE AS MUCH ENERGY AS YOU CONSUME WITH THE QUANTUM PERFORMANCE ULTRA E-HOME! 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





