



THE
A-TEAM

**RE/MAX
FIRST**

32 HEIRLOOM Drive, Calgary T3S 0H3

MLS® #: **A2161267**

Area: **Rangeview**

Listing Date: **08/29/24**

List Price: **\$774,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2024**

Finished Floor Area

Abv Sqft: **2,161**

Low Sqft:

Ttl Sqft: **2,161**

Lot Information

Lot Sz Ar: **3,509 sqft**

Lot Shape:

DOM

20

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Reverse Pie Shaped Lot,Level,Street Lighting,Zero Lot Line**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

Construction: **Brick,Vinyl Siding**
Flooring: **Carpet,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator**
Int Feat: **Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Vinyl Windows**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	11`6" x 11`5"	Kitchen	Main	10`4" x 11`4"
Dining Room	Main	11`6" x 11`5"	Den	Main	9`3" x 9`0"
2pc Bathroom	Main	7`8" x 5`0"	Bonus Room	Upper	14`10" x 11`9"
Bedroom - Primary	Upper	15`8" x 11`4"	5pc Ensuite bath	Upper	9`8" x 11`1"
Bedroom	Upper	11`4" x 11`3"	Bedroom	Upper	11`4" x 11`3"
5pc Bathroom	Upper	8`1" x 7`8"	Laundry	Upper	5`7" x 7`1"

