

83 HEIRLOOM Boulevard, Calgary T3S 0H2

MLS® #: **A2164135** Area: **Rangeview** Listing Date: **09/14/24** List Price: **\$599,900**
 Status: **Pending** County: **Calgary** Change: **-\$25k, 19-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **3,000 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,543**
 Low Sqft:
 Ttl Sqft: **1,543**

DOM
45
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking
 Ttl Park: **1**
 Garage Sz: **1**

Access:
 Lot Feat: **Back Lane,Back Yard,Corner Lot,Front Yard,Zero Lot Line**
 Park Feat: **Alley Access,Garage Door Opener,Garage Faces Rear,Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **High Efficiency,Forced Air,Natural Gas** Flooring: **Carpet,Vinyl Plank**
 Sewer: **BBQ gas line,Private Entrance** Water Source:
 Ext Feat: **BBQ gas line,Private Entrance** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Range,Garage Control(s),Microwave,Range Hood,Refrigerator**
 Int Feat: **High Ceilings,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Walk-In Closet(s),Wired for Data**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main		Living Room	Main	15`10" x 12`0"
Office	Main	6`0" x 4`8"	Dining Room	Main	10`2" x 13`0"
Kitchen	Main	10`0" x 11`2"	Pantry	Main	
Mud Room	Main		2pc Bathroom	Main	
Bonus Room	Second	11`7" x 11`7"	Bedroom - Primary	Second	13`0" x 11`7"
Walk-In Closet	Second		3pc Ensuite bath	Second	
Laundry	Second		Bedroom	Second	10`0" x 8`4"

Bedroom	Second	10`0" x 8`4"	3pc Bathroom Legal/Tax/Financial	Second
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Title: Fee Simple	Zoning: R-G
Legal Desc: 2310464	Remarks

Pub Rmks: **PRICE IMPROVEMENT - Welcome to your future dream home in the vibrant community of Rangeview! This dazzling two-story gem, the Sasha Model by Homes by Avi, comes with a SIDE ENTRY and a DETACHED GARAGE—perfect for those who like their garage to have a bit of personal space too. Step inside and be greeted by an open concept main floor that screams style and functionality, all under impressive 9’ ceilings. The kitchen is a culinary paradise—quartz countertops, elegant cabinets, and a storage space so ample, you might start hosting dinner parties just to fill it up. If you’re the multitasking type, you’ll appreciate the cozy pocket office on the main floor—perfect for pretending to be productive while you’re actually just browsing recipes. Imagine summer BBQs on the rear deck, surrounded by friends and family who will undoubtedly be envious of your gas lines, which are already installed for both a gas stove and BBQ. It’s practically a culinary playground! The detached oversized single garage is like your home’s personal storage unit, offering plenty of space for your car, tools, and perhaps a few inflatable pool toys for those impromptu summer splashes. A 2-piece bathroom conveniently located next to the rear mudroom ensures that guests can freshen up without trekking through the entire house. Head upstairs and you’ll find a second floor designed with modern living in mind. The laundry room is strategically placed to make chores feel less like a burden and more like a short trip to the amusement park. The 3-piece main bath is shared by two secondary bedrooms and a bonus room that’s perfect for a play area, extra living space, or even a home gym for your new “getting fit” phase. The master bedroom is your personal sanctuary, complete with a 3-piece ensuite and a walk-in closet big enough to get lost in (or maybe just store your ever-growing shoe collection). Living in Rangeview by Section23 Developments means diving headfirst into a community brimming with food, fun, and fabulousness. From community gardens and farmers' markets to food festivals and cooking lessons, there’s no shortage of ways to mingle and make memories. With a Greenhouse, a future Harvest Hall, and Market Square on the horizon, you’ll never run out of things to explore and enjoy. Possession is set for November 2024, so why not make this charming abode yours before someone else snatches it up? Schedule your viewing today and come see why this home is not just a house but a lifestyle waiting to be embraced!**

Inclusions:
Property Listed By: **N/A**
CIR Realty

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





