

15 HEIRLOOM Boulevard, Calgary T3S0G9

MLS®#: **A2168821** Area: **Rangeview** Listing Date: **09/26/24** List Price: **\$649,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2022**
Lot Information
 Lot Sz Ar: **2,712 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,789**
 Low Sqft:
 Ttl Sqft: **1,789**

DOM

68
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Cleared,Few Trees,Front Yard,Interior Lot,Level,Street Lighting,Rectangular Lot**
 Park Feat: **Double Garage Detached**

Utilities and Features

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

Construction: **Composite Siding,Vinyl Siding**
 Flooring: **Carpet,Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Garage Control(s),Gas Range,Microwave,Range Hood,Refrigerator,Washer/Dryer,Water Softener,Window Coverings**
 Int Feat: **Breakfast Bar,Built-in Features,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Smart Home,Tankless Hot Water,Vinyl Windows,Walk-In Closet(s),Wired for Data**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	8'3" x 3'8"	Den	Main	13'11" x 8'10"
2pc Bathroom	Main	5'1" x 5'5"	Covered Porch	Main	19'8" x 5'9"
Living Room	Main	11'11" x 14'10"	Dining Room	Main	7'11" x 12'8"
Kitchen	Main	9'9" x 12'8"	Pantry	Main	5'10" x 4'5"
Mud Room	Main	6'2" x 5'10"	Bedroom - Primary	Upper	13'2" x 13'11"
Walk-In Closet	Upper	8'6" x 5'7"	Bedroom	Upper	12'0" x 9'4"
Bedroom	Upper	13'5" x 9'2"	4pc Bathroom	Upper	9'1" x 4'11"
Laundry	Upper	8'9" x 5'4"	3pc Ensuite bath	Upper	9'2" x 4'11"
Office	Upper	5'5" x 4'10"	Furnace/Utility Room	Basement	12'0" x 5'11"

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

2211799

Remarks

Pub Rmks: **Welcome to this exquisite single-family detached home located in the vibrant and growing community of Rangeview. This newer home, still under the Alberta New Home Warranty Program (ANHWP), offers a perfect blend of modern conveniences and charming features, ensuring a comfortable and stylish living experience. This home boasts 3 spacious bedrooms and 2.5 bathrooms, ideal for families of all sizes. The master suite includes an ensuite bathroom for added privacy and convenience. With office/den spaces on both the main floor and the upper floor, this home provides flexible options for remote work, study, or additional living space. The well-appointed kitchen features a gas stove and a dedicated hood fan, perfect for the home chef. Enjoy the convenience of a tankless hot water system and a water softener. Relax on the large covered front porch, perfect for enjoying your morning coffee while soaking up the morning sun. The home faces east, allowing for plenty of natural light to flood the interior throughout the day. The detached double car garage provides ample parking and storage space. Additionally, the separate entry to the basement offers potential for future development or rental opportunities. Located just a 2-minute walk from a future school site, playground, and community garden greenhouse, this home is perfect for families. The property is also conveniently close to the South Health Campus and has excellent access to Stoney Trail and Deerfoot Trail, making commuting a breeze. With an east-facing front and west-facing back, this home is bathed in natural light throughout the day, creating a warm and inviting atmosphere. The community of Rangeview is designed with sustainability and community in mind. Enjoy access to a community garden, allotment gardens, tool storage with shared tools, rainwater catchment from community-owned barrels, and outdoor classrooms. With over 10 acres dedicated to businesses, you'll find grocery and specialty gourmet food markets, artisanal shops, bakeries, coffee roasters, and breweries right at your doorstep. This home offers a unique opportunity to live in a vibrant and sustainable community, providing an exceptional quality of life. Don't miss out on the chance to make this stunning property your new home.**

Inclusions: **None**
Property Listed By: **Brilliant Realty**

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













