



THE
A-TEAM

**RE/MAX
FIRST**

47 HEIRLOOM Drive, Calgary T3S 0H3

MLS®#: **A2173728**

Area: **Rangeview**

Listing Date: **10/18/24**

List Price: **\$799,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2025**
Lot Information
Lot Sz Ar: **3,864 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,796**
Low Sqft:
Ttl Sqft: **1,796**

DOM

33
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **See Remarks**
Park Feat: **Double Garage Attached**

Utilities and Features

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

Construction: **Wood Frame**
Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator**
Int Feat: **Kitchen Island,Open Floorplan,Pantry,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Suite	11`6" x 12`7"
Kitchen	Suite	7`5" x 9`4"
Dining Room	Main	10`0" x 11`2"
Bonus Room	Upper	9`0" x 12`6"
Bedroom	Upper	8`10" x 10`0"
4pc Ensuite bath	Upper	
4pc Bathroom	Suite	

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom	Suite	10`0" x 9`3"
Great Room	Main	13`0" x 13`2"
Bedroom - Primary	Upper	12`9" x 13`4"
Bedroom	Upper	8`10" x 10`0"
2pc Bathroom	Main	
4pc Bathroom	Upper	

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2310464

Zoning:
R-G

Remarks

Pub Rmks: **Welcome to 47 Heirloom Drive SE. Introducing 'The Basil'. This stunning residence features a thoughtful, open-concept floor plan, perfect for modern living. The light-filled great room flows seamlessly into a chef's kitchen, equipped with an electric stove, OTR microwave, dishwasher, BBQ gas line, and a water line for added convenience on the main floor. The kitchen is a true culinary delight, offering an abundance of storage, including not one, but two pantries. The spacious dining room, ideal for hosting family dinners or gatherings, is complemented by a convenient mudroom, designed with smart storage solutions to keep your home organized. Upstairs, the primary bedroom retreat awaits, complete with a luxurious ensuite and walk-in closet. The upper floor also includes a versatile bonus room and laundry for added convenience, along with a full bath and two additional bedrooms. Need more space? Ask about the optional fourth bedroom on the upper floor. For significant added value (mortgage helper), and flexibility, this home comes with a LEGAL BASEMENT SUITE through its own side entrance. 9 foot ceiling height, fully equipped kitchen, 3 piece bathroom, spacious living room and bedroom. Enjoy peace of mind with energy-saving triple-pane windows and personalize your new home with Baywest's signature Concierge Interior Design Service. This is the perfect opportunity to create a space that is uniquely yours. Rangeview is Calgary's First Garden-to-Table Community, designed to inspire living through food celebration. The walkable streets, open spaces, and gardens are becoming vibrant gathering places for neighbors to connect. Residents can walk, jog, or cycle on the network of pathways that weave through the community park system. Plans include 23+ acres of reconstructed wetlands and ponds, creative playground areas, outdoor classrooms, interpretive areas, and much more. Residents will collaborate to bring life to Rangeview's food-producing and pollinator gardens, orchards, and greenhouse. Market Square will be Rangeview's community hub for gathering, connecting, and sharing—an inviting area for community events, food markets, and celebrations with open lawns and playgrounds. There is even an Urban Village planned with restaurants, boutiques, and services. *Measurements are taken from Builder's proposed blueprints and are subject to change prior to construction.**

Inclusions: **Suite: Dishwasher, Electric Stove, Range Hood, Refrigerator**
Property Listed By: **RE/MAX First**

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

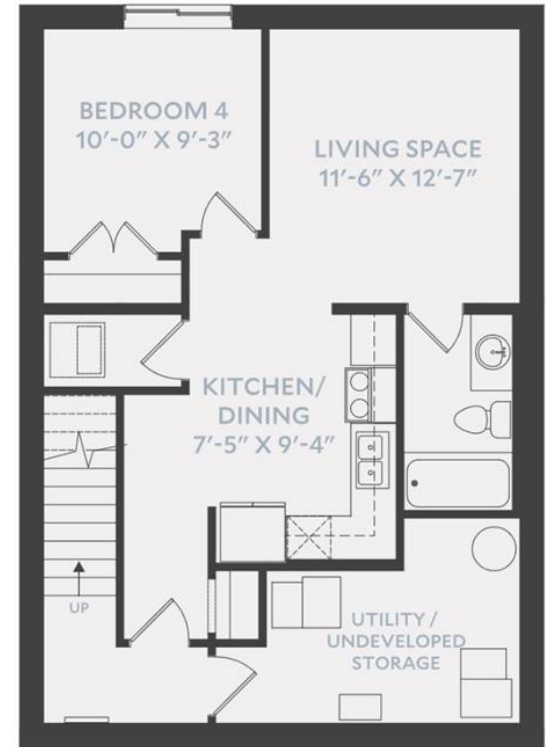
Main Floor
796 SQ.FT.



Upper Floor
943 SQ.FT.



Lower Level Development



**Sage 26 - Option C Sage 26 Option C - Legal
Separate Suite**

DESCRIPTION: Separate Suite includes 590 SqFt of developed space (including upgrade to 9ft foundation wall height) with finished stair to basement. Add option side entry door (required for basement legal suite) (28x68 2 Panel Fiberglass Door with no glass), Kitchen with base and upper cabinetry, fridge, dishwasher, range and OTR unit (including mechanical components as required), Blanco horizon kitchen sink with Riobel Simplicity SM101C faucet, 3 Piece Full Bathroom (includes vanity with basin sink and faucet, toilet and tub/shower unit), linen closet, Living Space and basement with standard closet. NOTE: Washer and dryer not included