



THE
A-TEAM

**RE/MAX
FIRST**

221 HEIRLOOM Way, Calgary T3S 0K2

MLS®#: **A2174074**

Area: **Rangeview**

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

List Price: **\$568,900**

Status: **Active**

County: **Calgary**

Change: **-\$6k, 23-Nov**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **2,379 sqft**
Lot Shape:

Access:

Lot Feat: **City Lot**
Park Feat: **Single Garage Detached**

DOM

46
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air, Natural Gas**
Sewer:
Ext Feat: **Private Entrance, Private Yard**

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

Kitchen Appl: **Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator**
Int Feat: **Breakfast Bar, Kitchen Island, Open Floorplan, Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	11`9" x 10`1"	Living Room	Main	11`10" x 15`0"
2pc Bathroom	Main	0`0" x 0`0"	4pc Bathroom	Upper	5`1" x 8`0"
3pc Ensuite bath	Upper	9`1" x 5`0"	Bedroom	Upper	8`10" x 11`0"
Bedroom	Upper	8`0" x 11`0"	Bedroom - Primary	Upper	13`1" x 13`0"

Legal/Tax/Financial

Title: **Fee Simple**
Legal Desc: **0**
Zoning: **R-CG**

Remarks

Pub Rmks: **MOVE-IN BEFORE CHRISITMAS...Welcome to 221 Heirloom Way SE. Here is an exciting opportunity to purchase a brand new Heirloom Street townhome by Baywest Homes in the popular community of Rangeview. Introducing 'The Viola B' model, this home features a farmhouse-inspired exterior and stunning interior with finishings selected by a professional interior designer. You'll find this layout perfectly suited for today's growing family, with an open concept throughout the main floor boasting 9-foot ceilings. Highlights of the main floor include hardwood-inspired LVP floors, a gallery style kitchen, quartz countertops, a stainless steel appliance package, plenty of cabinets and counterspace, plus a spacious island with an eating bar. The living room, located at the front of the home, features large sunny windows. Just off the dining room, the mudroom and backdoor lead to the yard and single detached oversized garage out back. There is a half bath located on the main level. Upstairs you will find 3 bedrooms, 2 bathrooms, and the laundry. The primary bedroom is generously sized and has its own 3-piece ensuite bathroom with a large shower. The remaining two bedrooms are located at the rear of the home and also share a full bathroom. There is a full undeveloped basement which can lend itself to another bedroom, bathroom, family room, and storage. This location boasts a South facing backyard, fronts onto the future community gardens - and is one of the last opportunities to own directly across the street from the future community greenhouse. Front landscaping and fencing is included by the builder and you can choose from 1 of 3 designer curated palette which all include upgraded items - at no additional cost. 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's linear park system. Future 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. **Photos are of the Showhome and may not exactly represent the finished product.**

Inclusions: N/A
Property Listed By: RE/MAX First

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





