



THE
A-TEAM

**RE/MAX
FIRST**

36 HEIRLOOM Crescent, Calgary T3S 0H1

MLS®#: **A2174261** Area: **Rangeview** Listing **10/22/24** List Price: **\$699,900**
 Status: **Active** County: **Calgary** Date: Change: **-\$20k, 11-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2023**
Lot Information
 Lot Sz Ar: **2,497 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,523**
 Low Sqft:
 Ttl Sqft: **1,523**

DOM

31
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Lawn,Interior Lot,Level,Street Lighting,Zero Lot Line**
 Park Feat: **Additional Parking,Gravel Driveway,Parking Pad,Side By Side**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **High Efficiency,Exhaust Fan,Forced Air,Humidity Control,Natural Gas,Zoned**
 Sewer:
 Ext Feat: **Lighting,Private Entrance,Private Yard,Rain Gutters**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Humidifier,Microwave,Microwave Hood Fan,Range Hood,Refrigerator,Stove(s),Window Coverings**
 Int Feat: **Breakfast Bar,Built-in Features,Closet Organizers,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Separate Entrance,Soaking Tub,Stone Counters,Storage,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	15`9" x 11`11"	Kitchen	Main	14`6" x 11`0"
Dining Room	Main	12`11" x 9`11"	Foyer	Main	5`0" x 4`10"
2pc Bathroom	Main	0`0" x 0`0"	Family Room	Basement	15`4" x 9`7"
Kitchen With Eating Area	Basement	13`0" x 6`1"	Furnace/Utility Room	Basement	9`6" x 6`11"
Bedroom - Primary	Upper	12`11" x 11`7"	Bedroom	Upper	9`10" x 8`3"
Bedroom	Upper	9`11" x 8`3"	Laundry	Upper	4`1" x 3`3"

4pc Bathroom
Den
Bonus Room
3pc Bathroom

Upper
Main
Upper
Basement

0`0" x 0`0"
5`11" x 4`7"
11`11" x 11`6"

3pc Ensuite bath
Mud Room
Bedroom

Upper
Main
Basement

0`0" x 0`0"
5`5" x 5`3"
13`3" x 8`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-G
2211799

Remarks

Pub Rmks:

****OPEN HOUSE SATURDAY 12 noon to 2:00 PM**LEGAL SUITE - MAKE YOUR HOME CASH FLOW POSITIVE** A wonderful URBAN STYLE smart home on an oversized home site with over \$40K in upgraded features. Meticulously maintained & crafted by the original owners - Truly a custom-built DREAM home. Rangeview offers a lifestyle unlike anywhere else in Alberta, in a neighborhood where the food we grow, eat, and share takes the spotlight. All residents are welcome to be part of our garden-to-table lifestyle, but developing a garden is never required. There are countless ways to enjoy life here, whether you have a green thumb, enjoy a great meal with friends, or love the beauty of your neighborhood in bloom. All year long, Rangeview's Homeowners Association will connect neighbors, inspire lifelong learning, support the community's gardens, and create an atmosphere of joy with shopping, schools, transit, restaurants, daycares, dog parks, future farmer's markets, pathways areas, and parks. Over 2269 SF of luxury living space offering four bedrooms, main floor den, 3.5 baths, rear gravel parking pad & professionally finished basement with legal basement suite permits complete... Check out the floor plan and pictures! This OPEN design features 9' main floor ceilings - Spectacular CHEF'S kitchen- overlooking the dining area and the front great room. Upgraded features include quartz countertops, active heat recovery ventilation system, luxury wide plank vinyl flooring, plush carpet, and upgraded light & plumbing fixtures, painted wood and iron railing, estate level baseboard, doors, and casings... and so much more! The kitchen is masterfully designed for efficiency and entertaining; Sleek modern full height white upper cabinet doors, quartz counter tops, upgraded Whirlpool stainless steel appliances, subway tiled backsplash, dramatic central island & under mount black granite sink! Upstairs includes an oversized primary bedroom with a full spa-like ensuite, a glass shower, and a supersized walk-in closet. Plus, 2 good-sized spare bedrooms, a bonus room, an upper laundry closet, a linen closet. BONUS: The basement is finished with a grade level side door entrance, a large recreation room, a full kitchen, a laundry room, and a big bedroom. Other impressive features include: Main floor office, 9' ceilings, rear lane, rich front curb appeal with architectural details, and cover entry. Call your friendly REALTOR(R) to book a viewing!**

Inclusions:

Basement (Fridge and dishwasher), Mechanical room fridge

Property Listed By:

Jayman Realty Inc.

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











