



THE
A-TEAM

**RE/MAX
FIRST**

23 HEIRLOOM Drive, Calgary T3S0H3

MLS® #: **A2179634** Area: **Rangeview** Listing **11/16/24** List Price: **\$754,900**
 Status: **Active** County: **Calgary** Date: Change: **-\$5k, 23-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **4,085 sqft**
 Lot Shape:

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

DOM

35
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Front Yard,Level,Rectangular Lot**
 Park Feat: **Double Garage Attached,Driveway,Garage Door Opener,Oversized**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator**
 Int Feat: **Bathroom Rough-in,Double Vanity,High Ceilings,No Animal Home,No Smoking Home,Quartz Counters,Recessed Lighting,Storage,Walk-In Closet(s)**
 Utilities:

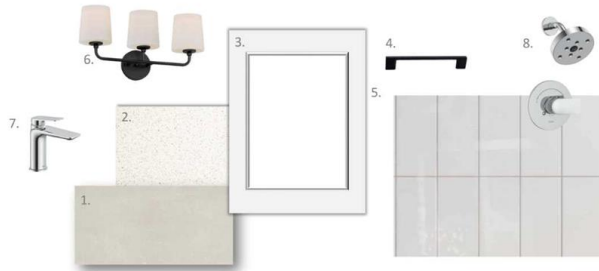
Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Great Room	Main	13`2" x 13`0"	Dining Room	Main	11`2" x 10`0"
Bedroom - Primary	Second	13`4" x 12`9"	Bonus Room	Second	12`6" x 9`0"
Bedroom	Second	10`0" x 8`10"	Bedroom	Second	10`0" x 8`10"
5pc Ensuite bath	Second	0`0" x 0`0"	4pc Bathroom	Second	0`0" x 0`0"
2pc Bathroom	Main	0`0" x 0`0"			

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **2711799**

Zoning: **R-G**



1.Floor Tile 2.Quartz Countertop 3.Vanity Cabinets 4. Cabinet Hardware 5.Backsplash Tile
6.Vanity Light 7.Faucet 8. Shower Faucets



BAYWEST
HOMES

SECTION23
DEVELOPMENTS

Sage Essence Spec
23 Heirloom Drive
Bathroom
July 2024