



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

77
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**

Remarks

Pub Rmks:

IMMEDIATE POSSESSION AVAILABLE. Welcome to 23 Heirloom Dr SE, where elegance meets functionality in this expertly crafted Basil model by the award-winning Baywest Homes. Nestled in Calgary's innovative new community of Rangeview, this residence offers a blend of modern luxury and family-friendly design. This home is perfect for today's growing family with 3 spacious bedrooms, 2.5 bathrooms, and a versatile bonus room. Inside, the chef's kitchen boasts a gas stove, built-in microwave, sleek white marble quartz countertops, ceiling-height cabinetry with crown molding, under-cabinet LED lighting, soft-close doors, 2-drawer pullouts and a premium stainless steel appliance package. The open-concept main floor offers a cozy great room with oversized triple pane windows that look out to the West backyard and seamlessly flow into the dining room for an inviting, airy feel. Upstairs, a large bonus room awaits, alongside three well-sized bedrooms and a convenient laundry room. The primary suite is a true retreat, offering a luxurious ensuite with quartz vanity and dual sinks, 6mm glass shower, and a large walk-in closet. Two additional bedrooms share a well-appointed full bathroom. The undeveloped basement provides excellent potential for customization, offering ample space for an additional bedroom, bathroom, rec room, and abundant storage—optional lower-level development packages are available for added flexibility. This home also features an attached extended double garage (19x22). Rangeview is Calgary's first garden-to-table community. This community was designed to inspire living through food celebration. Its 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 over 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 serve as Rangeview's community hub for gathering, connecting, and sharing, offering an inviting area for community events, food markets, and celebrations with open lawns and playgrounds. An Urban Village is also anticipated, featuring restaurants, boutiques, and services. ***\$1,000 landscaping credit***

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



Main Floor 796 SQ.FT.



Upper Floor 1,000 SQ.FT.



SIGNATURE FEATURES

- Light-filled open-concept great room and chef's kitchen
- Spacious dining room, ideal for entertaining
- Convenient mudroom with smart storage
- Primary bedroom retreat features ensuite and walk-in closet
- Upper floor bonus room and laundry
- Full bath and two additional bedrooms upstairs
- Energy-saving triple-pane windows included
- Ask about optional lower level development to add a bedroom, rec room and more

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1.Kitchen Sink 2.Faucet 3.Kitchen Cabinets 4. Cabinet Hardware
5.Quartz Countertop 6.Laminate Flooring 7.Island Pendant 8. Kitchen Backsplash



Sage Essence Spec
23 Heirloom Drive
Kitchen
July 2024



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



Sage Essence Spec
23 Heirloom Drive
Bathroom
July 2024