



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**5517 RANGEVIEW Avenue, Calgary T3S 0G9**

MLS®#: **A2185358**

Area: **Rangeview**

Listing Date: **01/04/25**

List Price: **\$555,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **2025**

Lot Information

Lot Sz Ar: **1,999 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,506**  
Low Sqft:  
Ttl Sqft: **1,506**

DOM

**18**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane**  
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Rain Gutters**

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

Kitchen Appl: **Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer**  
Int Feat: **Breakfast Bar, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	15`10" x 8`6"	Living Room	Main	18`7" x 13`0"
Bedroom - Primary	Second	11`9" x 12`0"	Bedroom	Second	10`8" x 8`5"
Bedroom	Second	10`11" x 8`4"	Flex Space	Second	8`1" x 8`0"
Kitchen	Main	13`2" x 8`4"	2pc Bathroom	Main	7`7" x 3`2"
Laundry	Second	5`6" x 5`6"	3pc Bathroom	Second	8`8" x 5`0"
4pc Bathroom	Second	8`8" x 5`0"			

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

RG

Legal Desc:

0

Remarks

Pub Rmks:

Welcome to the Talo in the highly anticipated new community of Heartwood by Rohit Communities. Perfectly located near the South Calgary Health Campus, North America's largest YMCA, and an array of shopping and dining options, Heartwood offers a lifestyle that blends convenience with community living. This pre-construction home features a thoughtfully designed layout, tailored for both functionality and style. The main floor is an entertainer's dream, with an oversized kitchen island stretching nearly 10 feet, providing ample room for meal prep or casual dining. The kitchen flows seamlessly into the dining area and the spacious living room, complete with large windows that fill the space with natural light. A built-in bench in the rear entry creates a convenient mudroom, while the tucked-away powder room adds privacy and practicality. Upstairs, the primary suite offers a private retreat with a generously sized walk-in closet and double vanity ensuite. Two additional bedrooms are situated near their own full bathroom, providing plenty of space for family or guests. A versatile flex room can adapt to your needs as a home office, playroom, or library, and the conveniently located upper-floor laundry ensures daily chores are a breeze. The Talo is finished with interior design features that were expertly curated by award-winning designer Louis Duncan-He, whose work has been recognized by Architectural Digest, Style at Home, House and Home Magazine, and HGTV. Custom-designed lighting fixtures and mirrors, and herring-bone floors are just some of the details that elevate the Talo's style and sophistication. Every corner of this home has been designed with purpose, ensuring a balance of beauty and function. Set in Heartwood, a community surrounded by walking trails, parks, wetlands, and planned amenities like a school site and commercial space, the Talo offers an ideal environment for families, first-time buyers, or investors looking to establish roots in a growing community. Don't miss this opportunity to own a stylish and versatile home in one of Calgary's most exciting new neighborhoods. Contact us today to learn more and secure your place in Heartwood!

Inclusions:

N/A

Property Listed By:

eXp Realty

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







