



THE
A-TEAM

**RE/MAX
FIRST**

44 HEIRLOOM Crescent, Calgary T3S 0H1

MLS®#: **A2186254**

Area: **Rangeview**

Listing Date: **01/08/25**

List Price: **\$609,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2023**

Lot Information

Lot Sz Ar: **231 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,571**
Low Sqft:
Ttl Sqft: **1,571**

DOM

14
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **3**
Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Level,Street Lighting,Rectangular Lot**
Park Feat: **Off Street**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Refrigerator,Washer**
Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Pantry,Quartz Counters,See Remarks**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	11`7" x 11`5"	Kitchen	Main	11`7" x 15`7"
Pantry	Main	4`9" x 5`4"	Mud Room	Main	4`9" x 7`8"
2pc Ensuite bath	Main	4`9" x 4`11"	Living Room	Main	11`7" x 17`0"
Bedroom - Primary	Upper	11`6" x 11`1"	3pc Bathroom	Upper	4`11" x 8`10"
4pc Bathroom	Upper	8`2" x 4`11"	Laundry	Upper	4`2" x 3`6"
Bedroom	Upper	8`3" x 10`4"	Bedroom	Upper	8`3" x 11`1"
Walk-In Closet	Upper	6`3" x 5`0"	Bonus Room	Upper	10`3" x 10`3"

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

2211799

Remarks

Pub Rmks: **Newly 2023 Built by award-winning Builder Jayman in one of the best community Rangeview comes with 3 Bedroom + Bonus Room 2 and half BATHS and Tons of upgrades Like 10 Solar Panels, Built Green Canada standard, with an Ener Guide Rating, UV-C Ultraviolet Light Purification System, High Efficiency Furnace with Marv 13 Filters & HRV unit, Navien Tankless Hot Water Heater, Elegant White QUARTZ counter tops throughout, expanded walk-in pantry, open to above stairwell, BBQ gas line, Triple Pane Windows and Smart Home Technology Solutions!. MAIN FLOOR offers 9' ceiling, Bright spacious living room with Big windows, Kitchen with Granite countertops, Stainless steel Appliances, pantry, dining area, Half bath and back door leads to large deck. Upper floor has spacious master Bedroom with 3-piece Ensuite, Bonus room and additional 2 good size bedrooms with 4-pc common full bath. Basement Has separate Entrance with rough in Heating and plumbing. Shows very well, Click on 3D virtual tour, Don't miss this home, book a showing today!**

Inclusions:
Property Listed By: **None**
URBAN-REALTY.ca

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











