



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**20 HEIRLOOM Drive, Calgary T3S0H3**

MLS®#: **A2190186**

Area: **Rangeview**

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

List Price: **\$770,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **3,562 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Yard,Rectangular Lot**  
Park Feat: **Double Garage Attached,Off Street**

Finished Floor Area

Abv Sqft: **1,767**  
Low Sqft:  
Ttl Sqft: **1,767**

DOM

**7**

Layout

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

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Range Hood**  
Int Feat: **Double Vanity,Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Separate Entrance,Vinyl Windows**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>15`7" x 10`0"</b>	<b>Living Room</b>	<b>Main</b>	<b>12`11" x 14`11"</b>
<b>Dining Room</b>	<b>Main</b>	<b>10`0" x 10`11"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>Foyer</b>	<b>Main</b>	<b>10`6" x 8`6"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>12`2" x 14`1"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`4" x 11`2"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>9`10" x 11`2"</b>
<b>Bonus Room</b>	<b>Upper</b>	<b>12`10" x 13`4"</b>	<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>6`2" x 14`1"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>5`5" x 8`9"</b>	<b>Laundry</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>
<b>Kitchen</b>	<b>Basement</b>	<b>13`7" x 7`11"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>11`6" x 10`1"</b>

Living Room

Basement

9`7" x 9`6"

4pc Bathroom  
Legal/Tax/Financial

Basement

0`0" x 0`0"

Title:  
**Fee Simple**  
Legal Desc:

**2310464**

Zoning:  
**R-G**

Remarks

Pub Rmks: **Welcome to 20 Heirloom Drive! This exceptional residence boasts a thoughtfully designed open-concept layout, ideal for modern living. The light-filled great room seamlessly connects to a chef's kitchen, complete with Stainless steel appliances and a dedicated office nook on the main floor. The kitchen is a culinary dream, offering ample storage, including a spacious pantry. The dining and living rooms are perfect for family meals and entertaining, while a well-planned mudroom provides smart storage solutions to keep your home organized. Upstairs, the primary suite offers a private retreat with a luxurious 4-piece ensuite and a walk-in closet. The upper level also features a versatile bonus room, convenient laundry, a full bathroom, and two additional generously sized bedrooms, rounding out the floor perfectly. Adding incredible value, this home includes a 2-BEDROOM LEGAL BASEMENT SUITE with a separate side entrance. Featuring 9-foot ceilings, a fully equipped kitchen, a 4-piece bathroom, a spacious living room, and two bedrooms, this Legal suite. Nestled in Rangeview, Calgary's first Garden-to-Table community, this neighborhood inspires connection through food and nature. Residents enjoy walkable streets, open spaces, and vibrant gathering spots like community gardens, orchards, and a greenhouse. A network of pathways weaves through the community's 23+ acres of reconstructed wetlands, ponds, and creative play areas, offering endless opportunities to explore. Market Square serves as the community's heart, hosting events, food markets, and celebrations, complete with open lawns and playgrounds. This is more than a home—it's a lifestyle where community and sustainability thrive. Book your private showing today!**

Inclusions:  
Property Listed By: **N/A  
PREP Realty**

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

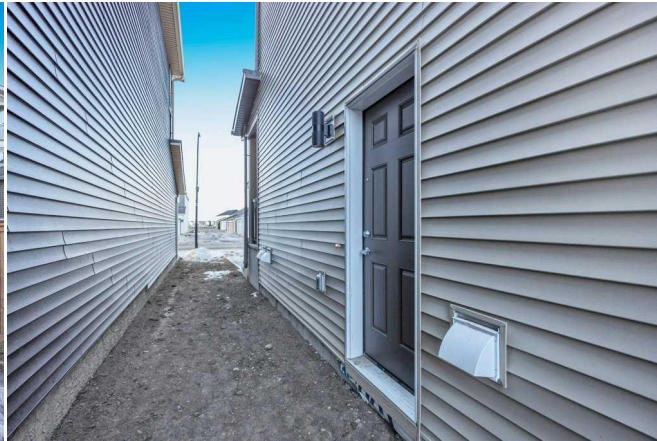












**20 Heirloom Dr SE, Calgary, AB**

Main Floor Exterior Area 766.02 sq ft  
Interior Area 693.02 sq ft  
Excluded Area 491.19 sq ft



PREPARED: 2025/01/25



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

**20 Heirloom Dr SE, Calgary, AB**

1st Floor Exterior Area 1000.09 sq ft  
Interior Area 913.96 sq ft



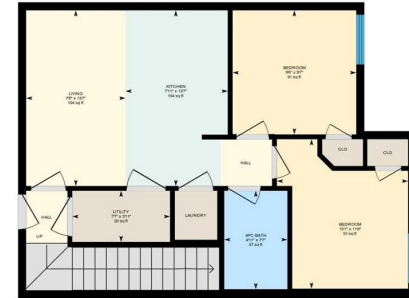
PREPARED: 2025/01/25



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**20 Heirloom Dr SE, Calgary, AB**

Basement (Below Grade) Exterior Area 669.32 sq ft  
Interior Area 294.58 sq ft



PREPARED: 2025/01/25



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