



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**100 HEIRLOOM Drive, Calgary T3S 0K8**

MLS®#: **A2190194**

Area: **Rangeview**

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

List Price: **\$620,000**

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: **2,497 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,544**  
Low Sqft:  
Ttl Sqft: **1,544**

DOM

**7**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

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

Access:  
Lot Feat: **Back Lane**  
Park Feat: **Alley Access,Off Street**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Private Entrance**

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator**  
Int Feat: **Kitchen Island,Quartz Counters**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>12`11" x 9`11"</b>
<b>Den</b>	<b>Main</b>	<b>6`0" x 4`7"</b>
<b>Bonus Room</b>	<b>Second</b>	<b>11`11" x 11`6"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>12`11" x 11`7"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`11" x 8`3"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>7`10" x 4`11"</b>

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>15`10" x 11`11"</b>
<b>Kitchen</b>	<b>Main</b>	<b>14`6" x 11`0"</b>
<b>Laundry</b>	<b>Second</b>	<b>4`1" x 3`3"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`11" x 8`3"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>4`11" x 4`8"</b>
<b>3pc Ensuite bath</b>	<b>Second</b>	<b>7`9" x 4`11"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-G**

**2312256**

Remarks

Pub Rmks: **Exquisite & beautiful you will be impressed with this new built home currently in the up-end-coming community of Rangeview. A lovely new first-of-its-kind garden to table neighborhood with future community gardens, parks, playgrounds, schools, welcomes you in to a thoughtfully planned living space featuring design single-family lane home is a perfect blend of modern luxury and practical functionality, catering to both first-time homebuyers and savvy investors. Featuring SIDE ENTRANCE, 3 Bedrooms, 2.5 Bathrooms, DEN and a BONUS ROOM total of 1,544 square feet above ground. Offering a unique open floor plan featuring an outstanding design for the most discerning buyer! This highly sought-after floorplan boasts an elevated and stunning kitchen with a beautiful centre island with a Flush Eating Bar and stainless-steel appliances, including a side-by-side door refrigerator with icemaker, upgraded slide-in smooth top electric range, with microwave oven hood fan insert flowing nicely into the adjacent spacious dining room. All creatively overlook your lower Great Room with lots of sun lights. To complete this level, with a convenient den and 2 pcs bathroom. You can look at the upper level, where you will enjoy a huge bonus room, full bath, convenient 2nd-floor laundry, and two bedrooms, with the 3rd Primary Suite including a walk-in closet and 3pc ensuite with shower. The lower level offers a 3-pc rough-in for future development and awaits your great design ideas. To complete this home. This property is minutes from south campus hospital, YMCA. shopping center, childcare, playgrounds, parks, movie theatre, and restaurants!**

Inclusions: **N/A**  
Property Listed By: **RE/MAX Real Estate (Central)**

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









