



THE
A-TEAM

**RE/MAX
FIRST**

61 HEIRLOOM Crescent, Calgary T3S 0H1

MLS®#: **A2194946** Area: **Rangeview** Listing Date: **02/27/25** List Price: **\$650,000**
 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: **3,552 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,776**
 Low Sqft:
 Ttl Sqft: **1,776**

DOM
-0
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**
Parking
 Ttl Park: **2**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Lane,Corner Lot**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Laminate,Vinyl**
 Sewer: Water Source:
 Ext Feat: **Other** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Range,Range Hood,Refrigerator,Tankless Water Heater,Washer,Window Coverings**
 Int Feat: **No Smoking Home,Open Floorplan,Pantry,Quartz Counters,See Remarks,Separate Entrance,Smart Home,Tankless Hot Water,Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`0" x 5`4"	Living Room	Main	14`9" x 20`9"
Walk-In Closet	Second	5`6" x 8`5"	Den	Main	13`11" x 8`8"
Foyer	Main	13`3" x 7`8"	Kitchen	Main	12`7" x 11`11"
4pc Bathroom	Second	9`0" x 4`10"	4pc Ensuite bath	Second	9`0" x 6`2"
Bedroom	Second	9`0" x 11`5"	Bedroom	Second	9`4" x 11`5"
Bonus Room	Second	13`0" x 10`0"	Bedroom - Primary	Second	13`9" x 14`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2211799

Zoning:
R-G

Remarks

Pub Rmks:

Dream Home Alert! Stunning CORNER LOT with High-End Finishes & Smart Features! Welcome to 61 Heirloom Crescent NW, a beautiful home designed for style, comfort, and practicality! Nestled in Rangeview on a prime corner lot, this home is flooded with NATURAL LIGHT, highlighting its OPEN CONCEPT layout and luxurious high-end finishes throughout. A bright and spacious dream kitchen featuring sleek cabinetry, quartz countertops, and a WALK-IN PANTRY for all your storage needs. The spacious and bright living and dining areas, perfect for entertaining or relaxing. But don't forget the MAIN FLOOR DEN, ideal for a home office, playroom, or creative space! Head on upstairs and you'll find a huge BONUS ROOM, perfect for movie nights or a cozy lounge space. Convenient UPSTAIRS laundry, making life that much easier. Relax in your stunning primary suite complete with a gorgeous ensuite bathroom, with two additional spacious bedrooms designed for comfort. With a SIDE ENTRANCE & 9' basement ceilings—this home is ready to be suited, or build your basement exactly how you want it! The possibilities are endless! Enjoy energy-efficient living with the 6 SOLAR PANELS that come with this home. Whether it's hot or cold, your DOUBLE DETACHED GARAGE is there to keep your car safe and protected year-round. This is the ultimate blend of modern luxury and smart design, all in a fantastic community. Schedule your showing today before it's gone!

Inclusions:
Property Listed By:

Solar Panels
Century 21 Bravo Realty

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









