



THE A-TEAM

RE/MAX FIRST

39 HEIRLOOM Drive, Calgary T3S 0H3

MLS®#: A2197804 Area: Rangeview Listing Date: 02/27/25 List Price: \$780,000
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary
Year Built: 2024
Finished Floor Area: 1,731
Lot Sz Ar: 3,831 sqft
Ttl Sqft: 1,731

DOM: 0
Layout:
Beds: 5 (3 2)
Baths: 3.5 (3 1)
Style: 2 Storey

Access:
Lot Feat: Back Yard, Rectangular Lot
Park Feat: Double Garage Attached

Parking:
Ttl Park: 4
Garage Sz: 2

Utilities and Features

Roof: Asphalt Shingle
Heating: Central
Sewer:
Ext Feat: None
Construction: Vinyl Siding, Wood Frame
Flooring: Carpet, Ceramic Tile, Vinyl Plank
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Dishwasher, Electric Stove, Microwave Hood Fan, Range Hood, Refrigerator
Int Feat: Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)
Utilities:

Room Information

Table with columns: Room, Level, Dimensions, Room, Level, Dimensions. Includes sub-column: Legal/Tax/Financial.

Title: Fee Simple
Legal Desc: 2310464
Zoning: R-G

Remarks

Pub Rmks: Welcome to 39 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









