

# \$678,900 - 63 Heirloom Boulevard Se, Calgary

MLS® #A2150820

**\$678,900**

3 Bedroom, 3.00 Bathroom, 1,790 sqft  
Residential on 0.06 Acres

Rangeview, Calgary, Alberta

\* NET ZERO HOME \* SIDE ENTRANCE \*  
QUANTUM PERFORMANCE ULTRA  
E-HOME \* VERIFIED Jayman BUILT Show  
Home! \*\* Great & rare real estate investment  
opportunity \*\* Start earning money right away  
\*\* Jayman BUILT will pay you 6% (annual)  
return per month to use this home as their  
full-time show home\*\*PROFESSIONALLY  
DECORATED with all of the bells and  
whistles\*\*BEAUTIFUL SHOW  
HOME\*\*Exquisite & beautiful, you will  
immediately be impressed by Jayman BUILT's  
"AVID 20" SHOW HOME located in the up and  
coming community of Rangeview - A lovely  
new first-of-its-kind garden-to-table  
neighborhood with future community gardens,  
parks, and playgrounds welcomes you into a  
thoughtfully planned home boasting  
craftsmanship and thoughtful design. Offering  
a unique open floor plan boasting a stunning  
GOURMET kitchen with a beautiful extended  
island with flush eating bar & sleek stainless  
steel Whirlpool appliances including a French  
door refrigerator with ice maker, electric  
smooth top slide in range, built-in microwave  
and Broan powerpack built-in cabinet hood fan  
. Stunning elegant White QUARTZ counter  
tops, spacious walk-in pantry, soft close slab  
cabinets and sil granite undermount sink  
compliment the space. Enjoy the generous  
dining area that overlooks the spacious Great  
Room with the stunning Farmhouse elevation  
out front along with an additional FLEX  
SPACE located at the front of the home -



could be your beautiful and bright office/den with glass door for a stylish finish and a half bath located on the main level for additional family members or visiting guests. You will discover the 2nd level boasts 3 sizeable bedrooms with the Primary Bedroom including a gorgeous 4 pc private en suite with an upgraded stand-alone shower, dual vanities and generous walk-in closet along with 2nd floor laundry for ease of convenience. In addition, enjoy a nicely centralized Bonus Room that separates the two additional bedrooms and the Primary Suite for additional privacy. The lower level has 3 pc rough in for future bath development and the back yard has space for you to build double detached garage at your leisure. Enjoy the lifestyle you & your family deserve in a beautiful Community you will enjoy for a lifetime!

Jayman's Quantum performance Inclusions: 33 Solar Panels achieving Net Zero Certification, a Proprietary Wall System, Triple Pane R-8 Windows with Argon Fill, Smart Home Technology Solutions, Daikin FIT Electric Air Source Heat Pump, and an Ultraviolet Air Purification System with Merv 15 Filter. PRODUCE AS MUCH ENERGY AS YOU CONSUME WITH THE QUANTUM PERFORMACE ULTRA E-HOME! Save \$\$\$ Thousands: This home is eligible for the CMHC Pro Echo insurance rebate. Help your clients save money. CMHC Eco Plus offers a premium refund of 25% to borrowers who buy climate-friendly housing using CMHC-insured financing. Click on the icon below to find out how much you can save! Show Home Hours: Monday to Thursday: 2:00pm to 8:00pm, Saturday and Sunday: 12:00pm to 5:00pm.

Built in 2023

## **Essential Information**

MLS® #

A2150820

Price	\$678,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,790
Acres	0.06
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	63 Heirloom Boulevard Se
Subdivision	Rangeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0G9

### **Amenities**

Parking Spaces	2
Parking	Gravel Driveway, Parking Pad, Alley Access

### **Interior**

Interior Features	Open Floorplan, Pantry, Double Vanity, High Ceilings, Vinyl Windows, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Quartz Counters, Smart Home, Tankless Hot Water, Walk-In Closet(s)
Appliances	Refrigerator, Dishwasher, Dryer, Electric Range, Microwave, Range Hood, Tankless Water Heater, Washer
Heating	Forced Air, Electric
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	None
Lot Description	Back Lane

Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 18th, 2024
Days on Market	258
Zoning	R-G

### **Listing Details**

Listing Office	Jayman Realty Inc.
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