

# \$719,000 - 23 Heirloom Drive Se, Calgary

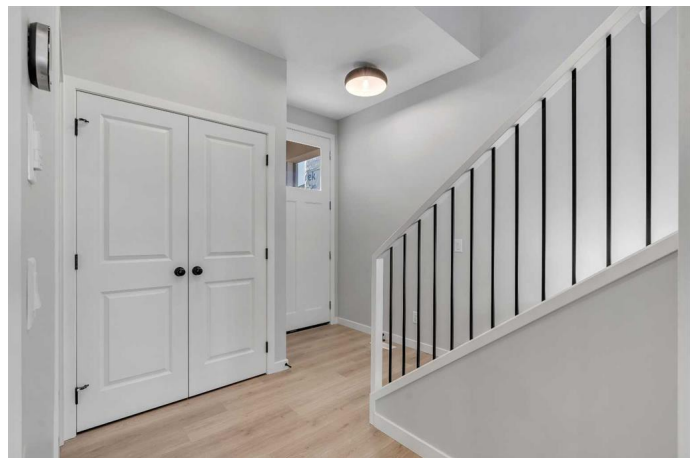
MLS® #A2179634

**\$719,000**

3 Bedroom, 3.00 Bathroom, 1,796 sqft  
Residential on 0.09 Acres

Rangeview, Calgary, Alberta

LEASE BACK OPTION and IMMEDIATE POSSESSION AVAILABLE. Welcome to 23 Heirloom Dr SE, where elegance meets functionality in this expertly crafted Basil model by the award-winning Baywest Homes. Nestled in Calgary's innovative new community of Rangeview, this residence offers a blend of modern luxury and family-friendly design. This home is perfect for today's growing family with 3 spacious bedrooms, 2.5 bathrooms, and a versatile bonus room. Inside, the chef's kitchen boasts a gas stove, built-in microwave, sleek white marble quartz countertops, ceiling-height cabinetry with crown molding, under-cabinet LED lighting, soft-close doors, 2-drawer pullouts and a premium stainless steel appliance package. The open-concept main floor offers a cozy great room with oversized triple pane windows that look out to the West backyard and seamlessly flow into the dining room for an inviting, airy feel. Upstairs, a large bonus room awaits, alongside three well-sized bedrooms and a convenient laundry room. The primary suite is a true retreat, offering a luxurious ensuite with quartz vanity and dual sinks, 6mm glass shower, and a large walk-in closet. Two additional bedrooms share a well-appointed full bathroom. The undeveloped basement provides excellent potential for customization, offering ample space for an additional bedroom, bathroom, rec room, and abundant storage—optional lower-level development packages are



available for added flexibility. This home also features an attached extended double garage (19x22). Rangeview is Calgary's first garden-to-table community. This community was designed to inspire living through food celebration. Its walkable streets, open spaces, and gardens are becoming vibrant gathering places for neighbors to connect. Residents can walk, jog, or cycle on the network of pathways that weave through the community's linear park system. Future plans include over 23 acres of reconstructed wetlands and ponds, creative playground areas, outdoor classrooms, interpretive areas, and much more. Residents will collaborate to bring life to Rangeview's food-producing and pollinator gardens, orchards, and greenhouse. Market Square will serve as Rangeview's community hub for gathering, connecting, and sharing, offering an inviting area for community events, food markets, and celebrations with open lawns and playgrounds. An Urban Village is also anticipated, featuring restaurants, boutiques, and services.

\*\*\*\$1,000 landscaping credit\*\*\*

Built in 2024

### Essential Information

MLS® #	A2179634
Price	\$719,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,796
Acres	0.09
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey

Status Active

### Community Information

Address 23 Heirloom Drive Se  
Subdivision Rangeview  
City Calgary  
County Calgary  
Province Alberta  
Postal Code T3S0H3

### Amenities

Amenities Community Gardens, Playground, Park  
Parking Spaces 4  
Parking Double Garage Attached, Driveway, Garage Door Opener, Oversized  
# of Garages 2

### Interior

Interior Features High Ceilings, No Animal Home, No Smoking Home, Storage, Walk-In Closet(s), Bathroom Rough-in, Double Vanity, Quartz Counters, Recessed Lighting  
Appliances Dishwasher, Range Hood, Refrigerator, Garage Control(s), Gas Stove, Microwave  
Heating Forced Air, Natural Gas  
Cooling None  
Has Basement Yes  
Basement Full, Unfinished

### Exterior

Exterior Features Private Yard  
Lot Description Back Yard, Front Yard, Level, Rectangular Lot  
Roof Asphalt Shingle  
Construction Vinyl Siding, Shingle Siding  
Foundation Poured Concrete

### Additional Information

Date Listed November 16th, 2024  
Days on Market 139  
Zoning R-G  
HOA Fees 498  
HOA Fees Freq. ANN

## Listing Details

Listing Office            RE/MAX First

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