

# \$699,900 - 23 Heirloom Drive Se, Calgary

MLS® #A2179634

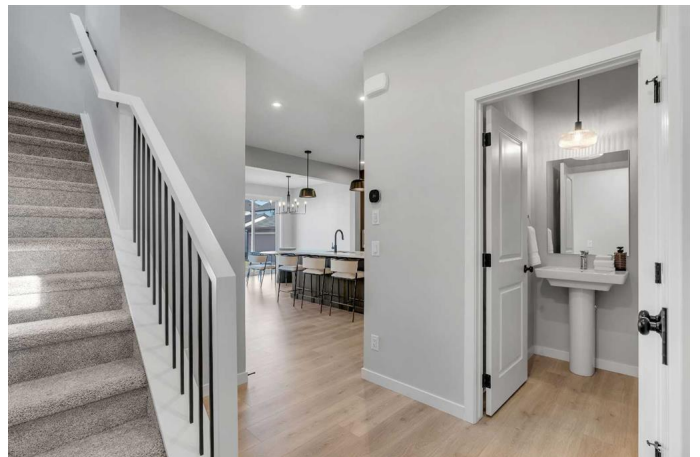
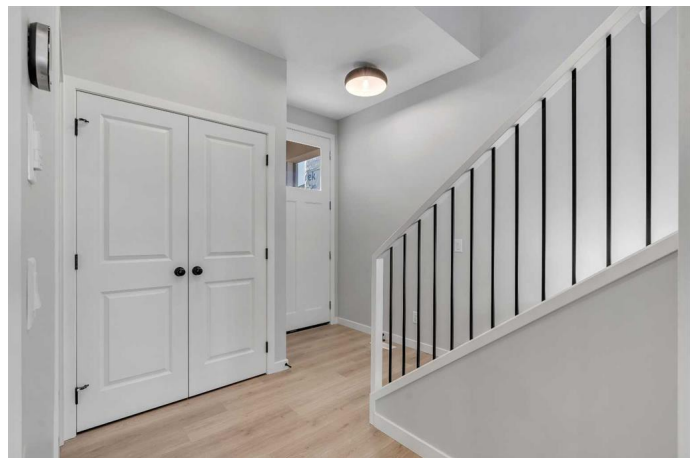
**\$699,900**

3 Bedroom, 3.00 Bathroom, 1,796 sqft

Residential on 0.09 Acres

Rangeview, Calgary, Alberta

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	\$699,900
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	Bathroom Rough-in, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Gas Stove, Microwave, Refrigerator, Range Hood
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	Shingle Siding, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	November 16th, 2024
Days on Market	161
Zoning	R-G
HOA Fees	498
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.