

# \$599,900 - 95 Heirloom Boulevard Se, Calgary

MLS® #A2225062

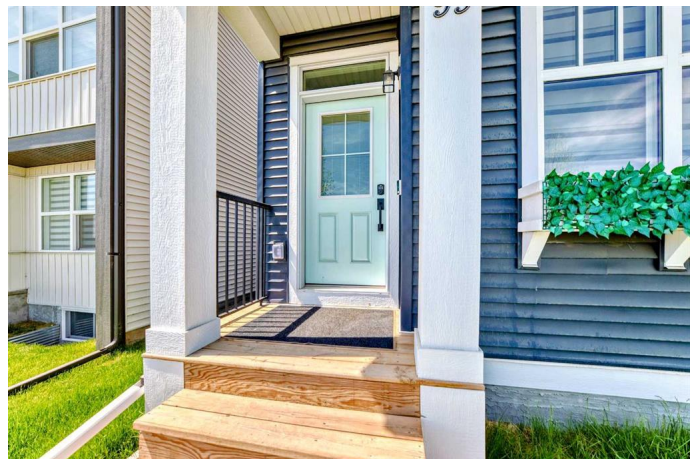
**\$599,900**

3 Bedroom, 3.00 Bathroom, 1,538 sqft

Residential on 0.06 Acres

Rangeview, Calgary, Alberta

Welcome to your dream home in the vibrant and family-friendly community of Rangeview, SE Calgary! This beautifully designed detached home, built in 2024, offers 1,537.6 square feet of contemporary style and practical living space. Step inside to discover 3 spacious bedrooms, 2.5 bathrooms, and a thoughtfully laid-out open-concept main floor that's perfect for both everyday living and entertaining. The bright and airy kitchen features extended cabinets, quartz countertops (also UPGRADED in ALL bathroom sinks), a garbage pullout cabinet, and an UPGRADED FRIDGE with a water and ice dispenser. You'll also love the ALL NEW SET OF BLINDS—including those for the doors—that enhance both privacy and style. The living room is equipped with a BUILT-IN HARD BOX for seamless TV mounting. Upstairs, you'll find a primary bedroom with a private bathroom and walk-in closet, along with two additional bedrooms and a full bath. A convenient upper-level laundry room adds to the home's functional design. Notable upgrades include CENTRALIZED AIR CONDITIONING, an EXTENDED WINDOW on the staircase that floods the space with natural light, and an ADDITIONAL WINDOW in the main floor office—creating an inspiring and well-lit workspace. Step outside to enjoy outdoor living on your private back deck, ideal for summer BBQs, morning coffee, or relaxing evenings. SMART HEATING AND COOLING CONTROLS, easily managed via mobile app,



offer year-round comfort and energy efficiency. Located in the growing community of Rangeview, known for its parks, pathways, and family-focused amenities, this is a perfect place to call home. Don't miss your chance to own a modern, upgraded home in one of Calgary's most promising new neighborhoods!

Built in 2024

**Essential Information**

MLS® #	A2225062
Price	\$599,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,538
Acres	0.06
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	95 Heirloom Boulevard Se
Subdivision	Rangeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0H2

**Amenities**

Amenities	None
Parking	Alley Access, Off Street, See Remarks

**Interior**

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	BBQ gas line, Private Entrance, Private Yard
Lot Description	Back Lane, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 7th, 2025
Days on Market	6
Zoning	R-G
HOA Fees	523
HOA Fees Freq.	ANN

## Listing Details

Listing Office	CIR Realty
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