

\$765,000 - 39 Heirloom Drive Se, Calgary

MLS® #A2197804

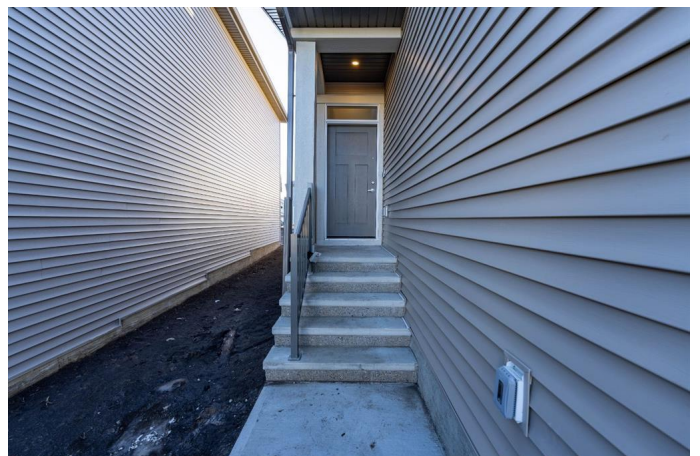
\$765,000

5 Bedroom, 4.00 Bathroom, 1,731 sqft

Residential on 0.09 Acres

Rangeview, Calgary, Alberta

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 communityâ€™s heart, hosting events, food markets, and celebrations, complete with open lawns and playgrounds. This is more than a homeâ€”it's a lifestyle where community and sustainability thrive. Book your private showing today!

Built in 2024

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2197804 |
| Price | \$765,000 |
| Bedrooms | 5 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,731 |
| Acres | 0.09 |
| Year Built | 2024 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 39 Heirloom Drive Se |
| Subdivision | Rangeview |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3S 0H3 |

Amenities

| | |
|----------------|------------------------|
| Amenities | Park |
| Parking Spaces | 4 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s) |
| Appliances | Dishwasher, Electric Stove, Microwave Hood Fan, Range Hood, Refrigerator |
| Heating | Central |
| Cooling | None |
| Has Basement | Yes |
| Basement | Exterior Entry, Finished, Full, Suite |

Exterior

| | |
|-------------------|----------------------------|
| Exterior Features | None |
| Lot Description | Back Yard, Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | February 27th, 2025 |
| Days on Market | 52 |
| Zoning | R-G |
| HOA Fees | 499 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|-------------|
| Listing Office | PREP Realty |
|----------------|-------------|

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