

\$699,900 - 47 Heirloom Drive Se, Calgary

MLS® #A2173728

\$699,900

4 Bedroom, 4.00 Bathroom, 1,796 sqft
Residential on 0.09 Acres

Rangeview, Calgary, Alberta

Welcome to 47 Heirloom Drive SE. Introducing 'The Basil'. This stunning residence features a thoughtful, open-concept floor plan, perfect for modern living. The light-filled great room flows seamlessly into a chef's kitchen, equipped with an electric stove, OTR microwave, dishwasher, BBQ gas line, and a water line for added convenience on the main floor. The kitchen is a true culinary delight, offering an abundance of storage, including not one, but two pantries. The spacious dining room, ideal for hosting family dinners or gatherings, is complemented by a convenient mudroom, designed with smart storage solutions to keep your home organized. Upstairs, the primary bedroom retreat awaits, complete with a luxurious ensuite and walk-in closet. The upper floor also includes a versatile bonus room and laundry for added convenience, along with a full bath and two additional bedrooms. Need more space? Ask about the optional fourth bedroom on the upper floor. Enjoy peace of mind with energy-saving triple-pane windows and personalize your new home with Baywest's signature Concierge Interior Design Service. This is the perfect opportunity to create a space that is uniquely yours.



Main Floor 796 SQ.FT.



Upper Floor 1,000 SQ.FT.



Rangeview is Calgary's First
Garden-to-Table Community, designed to

inspire living through food celebration. The 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 park system. Plans include 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 be Rangeview's community hub for gathering, connecting, and sharing—an inviting area for community events, food markets, and celebrations with open lawns and playgrounds. There is even an Urban Village planned with restaurants, boutiques, and services.

*Measurements are taken from Builder's proposed blueprints and are subject to change prior to construction.

Built in 2025

Essential Information

MLS® #	A2173728
Price	\$699,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,796
Acres	0.09
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address 47 Heirloom Drive Se
Subdivision Rangeview
City Calgary
County Calgary
Province Alberta
Postal Code T3S 0H3

Amenities

Amenities None
Parking Spaces 4
Parking Double Garage Attached
of Garages 2

Interior

Interior Features Open Floorplan, Vinyl Wi
Closet(s)
Appliances Dishwasher, Electric Stove, M
Heating Forced Air, Natural Gas
Cooling None
Has Basement Yes
Basement Full, Unfinished

Exterior

Exterior Features BBQ gas line, None
Lot Description See Remarks
Roof Asphalt Shingle
Construction Wood Frame
Foundation Poured Concrete

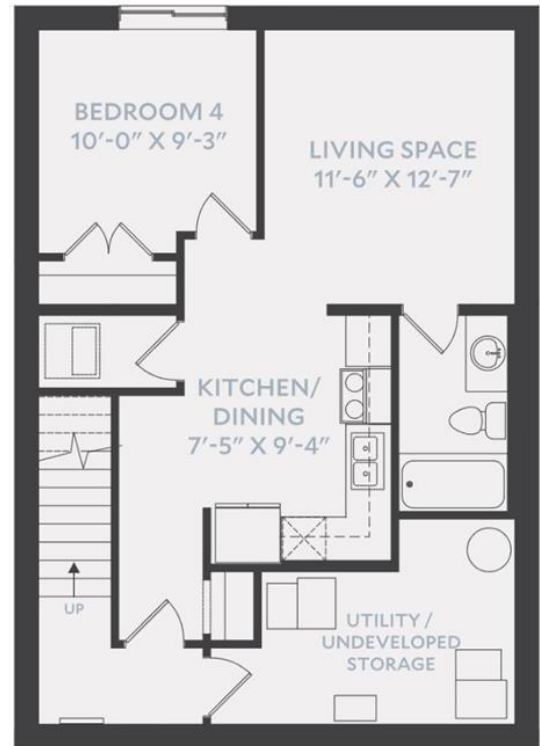
Additional Information

Date Listed October 18th, 2024
Days on Market 186
Zoning R-G
HOA Fees 500
HOA Fees Freq. ANN

Listing Details

Listing Office RE/MAX First

Lower Level Development



deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.