$699,991 - 39 Heirloom Drive Se, Calgary

MLS® #A2215927

$699,991

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 chefâ€™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, Calgaryâ€™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 communityâ€™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® #	A2215927
Price	$699,991
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	April 29th, 2025
Days on Market	2
Zoning	R-G
HOA Fees	499
HOA Fees Freq.	ANN

Listing Details

Listing Office	PREP Realty

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