# \$899,900 - 12 Heirloom Drive Se, Calgary

MLS® #A2233565

### \$899,900

4 Bedroom, 4.00 Bathroom, 2,306 sqft Residential on 0.08 Acres

Rangeview, Calgary, Alberta

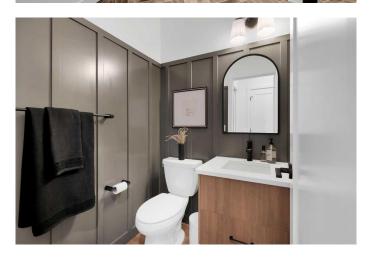
Welcome to 12 Heirloom Drive SE, a stunning former Daytona Homes show home in the heart of Rangeview, Calgary's unique Garden-to-Table community. Brimming with thoughtful upgrades, a developed loft mezzanine, and a fully finished legal basement suite, this home is the perfect mix of luxury, function, and flexibility.

Step inside through the double attached garage into a practical mudroom, which connects directly to a walk-through pantry leading into the beautifully finished kitchen. This space is anchored by a large island and flush eating bar, offering plenty of room for meal prep, casual dining, and entertaining. Premium finishes throughout highlight the show home quality Daytona is known for. Adjacent to the kitchen is a bright nook eating area, and at the back, the great room impresses with its raised ceiling and cozy fireplace. A two-piece bathroom and a welcoming front foyer tie the main level together.

Upstairs, a corner bonus room offers an ideal spot for movie nights or a family play area. Beside it, the spacious primary suite is designed for relaxation, featuring a five-piece ensuite with dual sinks, a freestanding soaker tub, a tiled shower, and a large walk-in closet with two sections for easy organization. Two additional bedrooms share a four-piece bathroom down the hall, along with a generous







laundry room conveniently located for daily ease.

One level up, the bright loft mezzanine adds a special touch, complete with its own balcony and a built-in wet bar â€" perfect for relaxing evenings or entertaining guests with a view of the neighborhood.

Downstairs, the fully finished basement has been developed as a legal suite, offering a complete additional living space with its own bedroom, four-piece bathroom, full kitchen with an eating area, spacious living room, and a spot for a washer and dryer. It's the perfect setup for extended family, guests, or rental income.

Living in Rangeview means enjoying a lifestyle centered on community and fresh local food. Residents benefit from shared garden plots, orchards, a central greenhouse, seasonal markets, and an inviting network of parks, pathways, and gathering spaces where neighbors truly connect.

Combining show home quality, smart design, and Rangeview's unique charm, 12 Heirloom Drive SE stands out as a home that delivers more than just great living, it's a place to grow, share, and feel right at home. Book your private tour today and see everything this exceptional property has to offer.

Built in 2024

## **Essential Information**

MLS® # A2233565 Price \$899,900

Bedrooms 4

Bathrooms 4.00

Full Baths 3 Half Baths 1

Square Footage 2,306 Acres 0.08 Year Built 2024

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

## **Community Information**

Address 12 Heirloom Drive Se

Subdivision Rangeview

City Calgary
County Calgary
Province Alberta
Postal Code T3S 0H3

#### **Amenities**

Amenities Community Gardens

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Built-in Features, Closet Organizers, Granite Counters, Kitchen Island,

No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)

Appliances Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator

Heating Forced Air

Cooling Full Fireplace Yes # of Fireplaces 1

Fireplaces Electric
Has Basement Yes

Basement Finished, Full, Suite

#### **Exterior**

Exterior Features Other

Lot Description Back Yard, City Lot, Interior Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed June 22nd, 2025

Days on Market 14

Zoning R-G

HOA Fees 500

HOA Fees Freq. ANN

## **Listing Details**

Listing Office Royal LePage Benchmark

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.