

# \$587,000 - 100 Heirloom Drive Se, Calgary

MLS® #A2216315

**\$587,000**

3 Bedroom, 3.00 Bathroom, 1,544 sqft

Residential on 0.06 Acres

Rangeview, Calgary, Alberta

Exquisite & beautiful you will be impressed with this new built home currently in the up-end-coming community of Rangeview. A lovely new first-of-its-kind garden to table neighborhood with future community gardens, parks, playgrounds, schools, welcomes you in to a thoughtfully planned living space featuring design single-family lane home is a perfect blend of modern luxury and practical functionality, catering to both first-time homebuyers and savvy investors. Featuring SIDE ENTRANCE, 3 Bedrooms, 2.5 Bathrooms, DEN and a BONUS ROOM total of 1,544 square feet above ground. Offering a unique open floor plan featuring an outstanding design for the most discerning buyer! This highly sought-after floorplan boasts an elevated and stunning kitchen with a beautiful centre island with a Flush Eating Bar and stainless-steel appliances, including a side-by-side door refrigerator with icemaker, upgraded slide-in smooth top electric range, with microwave oven hood fan insert flowing nicely into the adjacent spacious dining room. All creatively overlook your lower Great Room with lots of sun lights. To complete this level, with a convenient den and 2 pcs bathroom. You can look at the upper level, where you will enjoy a huge bonus room, full bath, convenient 2nd-floor laundry, and two bedrooms, with the 3rd Primary Suite including a walk-in closet and 3pc ensuite with shower. The lower level offers a 3-pc rough-in for future development and awaits your great design ideas. To



complete this home. This property is minutes from south campus hospital, YMCA. shopping center, childcare, playgrounds, parks, movie theatre, and restaurants!

Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2216315    |
| Price          | \$587,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,544       |
| Acres          | 0.06        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 100 Heirloom Drive Se |
| Subdivision | Rangeview             |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3S 0K8               |

**Amenities**

|                |                               |
|----------------|-------------------------------|
| Amenities      | Playground, Community Gardens |
| Parking Spaces | 2                             |
| Parking        | Alley Access, Off Street      |

**Interior**

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Interior Features | Kitchen Island, Quartz Counters                              |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator |
| Heating           | Forced Air                                                   |
| Cooling           | None                                                         |
| Has Basement      | Yes                                                          |
| Basement          | Exterior Entry, Full, Unfinished                             |

## Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Private Entrance         |
| Lot Description   | Back Lane                |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 30th, 2025 |
| Days on Market | 2                |
| Zoning         | R-G              |
| HOA Fees       | 534              |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | RE/MAX Real Estate (Central) |
|----------------|------------------------------|

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