



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

12 Heirloom Crescent SE
Calgary, Alberta

MLS # A2298841



\$600,000

Division:	Rangeview		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,249 sq.ft.	Age:	2023 (3 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane		

Heating:	Central	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Chandelier, Granite Counters, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home		

Inclusions: None

Welcome to this stunning, like-new detached home in the highly sought-after community of Rangeview, where modern living meets a vibrant, agriculture-inspired lifestyle. Built in 2023 and meticulously maintained, this home truly shows like it has never been lived in. From the moment you arrive, you are greeted by a timeless farmhouse exterior featuring a crisp white facade complemented by bold black accents, creating incredible curb appeal that stands out on the street. Inside, the home offers a thoughtfully designed layout with 4 spacious bedrooms and 3.5 bathrooms, providing the perfect balance of comfort and functionality for families of all sizes. The main living space is bright and inviting, with high-end finishes and numerous upgrades throughout. The kitchen is a true centerpiece, featuring upgraded cabinetry, elegant quartz countertops, and a beautifully upgraded tile backsplash that adds both texture and style. The same level of quality continues into the bathrooms, all finished with quartz countertops for a clean and luxurious feel. Upstairs, you will find well-appointed bedrooms designed for both relaxation and practicality, while the fully finished basement expands your living space even further. Complete with an additional bedroom and a full bathroom, it is ideal for hosting guests, accommodating extended family, or creating a private retreat. This home is also equipped with 10 solar panels, offering improved energy efficiency and long-term savings, a valuable upgrade for today's environmentally conscious homeowner. The double car garage provides ample space for parking and storage, adding everyday convenience to this already exceptional property. Located in Rangeview, one of Calgary's most unique and forward-thinking communities, residents enjoy a lifestyle centered around connection, sustainability, and local food culture.

With community gardens, scenic pathways, and a strong sense of neighborhood spirit, Rangeview offers more than just a place to live, it offers a lifestyle. This is a rare opportunity to own a turnkey, upgraded home in one of Calgary's most exciting new communities.