



GRASSROOTS
REALTY GROUP

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76 Heirloom Drive SE
Calgary, Alberta

MLS # A2315249



\$679,900

Division:	Rangeview		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,017 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Stone Counters, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to 76 Heirloom Drive SE, featuring the beautifully designed Wren 20 model by multiple award-winning Baywest Homes. DOUBLE GARAGE and SIDING GREEN SPACE with direct path to WETLANDS. Thoughtfully crafted with modern finishes and functional living spaces, this exceptional home offers the perfect balance of style, comfort, and everyday practicality. At the heart of the home is a stunning central kitchen complete with a quartz island, ceiling-height cabinetry, designer-curated finishes, stylish backsplash, and a spacious pantry—ideal for both entertaining and daily living. The main floor also features a dedicated office with additional windows that fill the space with natural light. Upstairs, enjoy the versatility of a spacious bonus room, convenient upper-floor laundry, and a thoughtfully designed layout for modern family living. The generously sized primary retreat offers a luxurious 6-piece ensuite designed for relaxation, while two additional bedrooms are positioned at the back of the home and share a full bathroom. Additional highlights include legal basement suite rough-in for future development, (suite depends on the Municipality or City's approval). 9' foundation walls, and a double detached garage. Ideally located right beside green space in the growing community of Rangeview, this home is just steps from the future Commercial Village, Harvest Hall, and Community Greenhouse—bringing convenience, connection, and community right to your doorstep.