



GRASSROOTS
REALTY GROUP

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**87 Heirloom Boulevard SE
Calgary, Alberta**

MLS # A2319882



\$625,000

Division:	Rangeview		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,438 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener, Garage Faces Rear, On Str		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Street Lighting, Zero Lot Line		

Heating:	Central, Exhaust Fan, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Silent Floor Joists, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Beautifully curated, Almost Brand New, and immaculately maintained by the original owner, you will discover one of the most excellent Jayman BUILT homes in Rangeview's highly sought-after location. Perfect location facing directly into the park with greenspace views out front. A lovely new first-of-its-kind garden-to-table neighborhood with future community gardens, parks, and playgrounds welcomes you into a thoughtfully planned living space featuring craftsmanship & design. Situated in the heart of the community, where pride of ownership can be easily seen, you will find this outstanding family-approved air-conditioned 3-bedroom home offering over 1437+ square feet. This custom-built "Brooklyn 20" home features a 22' x 20' detached double car garage, 9' high ceilings, modern décor, an upgraded kitchen, LED lighting and plumbing fixtures, 10 Solar Panels, a tankless water heater, oversized windows, and many upgrades... this home will be sure to impress. Very bright and open design "CHEF's" kitchen includes stunning quartz countertops, tall custom white cabinets, a center island with a flush eating bar, an under-mounted granite sink below the window, a separate pantry room, recessed lighting, and sleek smoked stainless-steel appliances. Upgraded luxury wide vinyl plank flooring invites you into the front foyer and into the great room with views into the generously designed open floorplan that includes the chef's kitchen, dining room, and back mud room/bath area. You will immediately be drawn to the gorgeous kitchen with windows overlooking the rear courtyard, a private 20' x 16' stamped concrete patio with walkway and BBQ area, a fenced yard, and an oversized garage. Upstairs includes three bedrooms, two baths, and a laundry room. The spacious primary suite features your private 3-piece ensuite with a walk-in closet for you to enjoy. Going

above and beyond, this home offers many more features too long to list. To complete this home, the exterior elevation showcases a striking black and white theme. Other bonus upgrades include an oversized west facing backyard, Gemstone eave lighting, exterior wood fencing, a rear lane close. The lower level offers high ceilings, large windows and 3 pc rough in for future development. It awaits your great design ideas. Location! Close to shopping, YMCA, South Campus Hospital, parks, schools, pathways, off leash dog parks, meeting zones, and Stoney Trail. Enjoy the lifestyle you & your family deserve in a wonderful community you will enjoy for a lifetime. 2026 fall possession date available. Call your friendly REALTOR(R) to book your viewing.