



**GRASSROOTS**

REALTY GROUP

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**261 Heirloom Way SE  
Calgary, Alberta**

**MLS # A2320763**



**\$529,900**

<b>Division:</b>	Rangeview		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	Townhouse		
<b>Size:</b>	1,421 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot, Level, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	R-Gm
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Quartz Counters, See Remarks		

**Inclusions:** N/A

Welcome to this thoughtfully crafted farmhouse-style townhome in Rangeview, Calgary’s first garden-to-table community. Offering timeless curb appeal, modern functionality, and the freedom of no condo fees, this home combines comfort, style, and versatility in one exceptional package. Situated on a desirable corner lot, this home enjoys added natural light, enhanced curb appeal, and a greater sense of openness. From the moment you arrive, the charming farmhouse-inspired exterior with smartboard detailing and, soon to be installed, professional front landscaping creates a warm and welcoming first impression. Inside, the bright and airy main floor showcases an open-concept layout designed for modern living. Large windows flood the home with natural light, highlighting the quality finishes and thoughtful design throughout. At the front of the home, the spacious living room offers an inviting place to relax, entertain, or gather with family and friends. At the heart of the main floor, the centrally located dining area creates a natural space for everyday meals and special occasions alike. At the rear of the home, the beautifully appointed kitchen is designed to impress, featuring full-height cabinetry, sleek countertops, modern hardware, and abundant prep space. A large rear-facing window fills the kitchen with light while providing views of the backyard, creating a bright and enjoyable space for cooking and entertaining. Just beyond the kitchen, the rear mudroom offers practical storage and convenient access to the backyard and detached garage. Whether you're bringing in groceries or heading out for the day, this functional space is designed to make everyday living easier. Upstairs, the spacious primary suite serves as a peaceful retreat, complete with a well-appointed ensuite featuring tasteful finishes and a walk-in shower. Two additional bedrooms provide flexibility

for growing families, guests, or a dedicated home office, while upper-level laundry adds convenience to your daily routine. The home also features a side entrance, providing excellent flexibility for future development opportunities and added functionality. Built with energy-efficient triple-pane windows and equipped with central air conditioning, you'll enjoy year-round comfort through every season. But why Rangeview? More than just a neighbourhood, it's a lifestyle centred around food, connection, and community. As Calgary's first agri-urban community, Rangeview features community gardens, edible landscapes, seasonal markets, food festivals, and engaging workshops designed to bring neighbours together. Enjoy scenic parks, walkable streetscapes, and thoughtfully planned amenities that make everyday living feel extraordinary. This is your opportunity to own a beautifully designed townhome with no condo fees, central air conditioning, a side entrance, corner lot location, and the distinctive charm that makes Rangeview one of Calgary's most exciting new communities.