



**265 Heirloom Way SE
Calgary, Alberta**

MLS # A2322318



\$499,900

Division:	Rangeview		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,429 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot, Rectangular Lot, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	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 delivers exceptional value in one of Calgary's most innovative new neighbourhoods. 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 inviting first impression. Ideally positioned fronting onto a future greenspace, you'll enjoy an attractive outlook and enhanced sense of openness right from your doorstep. Inside, the bright and airy main floor showcases an open-concept design filled with natural light from large windows throughout. The welcoming front living room provides the perfect space to relax, entertain guests, or gather with family. At the heart of the home, the chef-inspired kitchen is designed for both everyday living and special occasions. Featuring ample prep space, full-height cabinetry, sleek countertops, and modern hardware, it offers the perfect balance of style and functionality. Just beyond, the centrally located dining area creates a natural gathering place for family meals and entertaining. At the rear of the home, a practical mudroom with built-in storage provides convenient access to your private backyard—an ideal space for relaxing, gardening, hosting summer barbecues, or enjoying outdoor time with family. Completing the package is a detached single garage, offering secure parking and valuable additional storage. 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 offer flexibility for children, guests, or a home office, while upper-level laundry

adds everyday convenience. Built with energy-efficient triple-pane windows, this home is designed to provide year-round comfort and long-term savings without compromising on style. 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, a detached single garage, private backyard, and a prime location facing future greenspace in one of Calgary's most exciting new communities.