



GRASSROOTS
REALTY GROUP

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7 Blue Heron Parade SE
Calgary, Alberta

MLS # A2330419



\$599,900

Division:	Rangeview		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,634 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Outside		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Corner Lot, Front Yard, Zero Lot Line		

Heating:	High Efficiency, Forced Air, Humidity Control, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Mixed, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Walk-In Closet(s), Wired for Data		
Inclusions:	N/A		

A CORNER LOT, A FINISHED PATIO, AND A FLOORPLAN THAT PULLS ITS WEIGHT. The Leonard from Homes by Avi gives 7 Blue Heron Parade SE extra presence, natural light and a FARMHOUSE-STYLE FRONT ELEVATION—along with a layout that makes every square foot count. The bright, OPEN-CONCEPT MAIN FLOOR connects the kitchen, dining and living areas without turning them into one long room. An ELECTRIC FIREPLACE gives the living room a strong focal point, while the kitchen brings 42" UPPER CABINETRY, a CHIMNEY-STYLE HOOD FAN, BUILT-IN MICROWAVE and a gas line ready for the stove. Out back, the BBQ gas line and 9'x20' REAR CONCRETE PATIO have summer dinners and weekend grilling covered. Upstairs, a CENTRAL BONUS ROOM creates a proper second living space for work, play or downtime. Recessed lighting keeps the level bright, and an oversized 5'x2' stairwell window pulls natural light through the centre of the home. The lower level is ready for what comes next, with 9' FOUNDATION WALLS, FINISHED BASEMENT STAIRS, as well as dishwasher, sink, and laundry rough-ins for future development. A TANKLESS WATER HEATER, 200-AMP ELECTRICAL SERVICE, EV CHARGER ROUGH-IN and SOLAR CONDUIT ROUGH-IN build flexibility right into the home. FRONT YARD LANDSCAPING is included, HARDIE SIDING adds durability to the front elevation, and the 20'x20' DETACHED GARAGE gives vehicles, tools and seasonal gear a proper home. Set in Rangeview Springs, the pond and a NEWLY BUILT CHILDCARE FACILITY are both just a one-minute walk away. With possession scheduled for SEPTEMBER 2026, you can move in, unpack and get the garage organized before Calgary winter shows up—about as close to “perfect timing” as a

new-build gets. Contact your preferred REALTOR® for full details and make your move before the snow does. • PLEASE
NOTE: Photos are of a DIFFERENT Spec Home of a similar model – fit and finish may differ. Interior selections and floorplans
shown in photos. Kitchen appliances are included, and will be installed prior to possession.