



GRASSROOTS
REALTY GROUP

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87 Heirloom Boulevard SE
Calgary, Alberta

MLS # A2334299



\$614,999

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

Floors: Carpet, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Silent Floor Joists, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

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

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

PARK-FACING LOCATION | ORIGINAL-OWNER HOME | AIR CONDITIONING | SOLAR PANELS | OVERSIZED GARAGE Beautifully curated and immaculately maintained by its original owner, this nearly new Jayman BUILT home enjoys an exceptional location directly across from a park and greenspace in Calgary's vibrant garden-to-table community of Rangeview. Offering more than 1,437 sq. ft. of thoughtfully designed & award-winning living space, this air-conditioned Brooklyn 20 model combines contemporary style, energy-efficient features, and extensive upgrades. Highlights include nine-foot main-floor ceilings, 10 solar panels, a tankless water heater, oversized windows, upgraded LED lighting and plumbing fixtures, Gemstone exterior lighting, and a 22' x 20' detached double garage. Luxury wide-plank vinyl flooring welcomes you through the front foyer and into the bright, open-concept main level. The spacious Great Room flows seamlessly into the dining area and chef-inspired kitchen, creating an inviting setting for everyday living and entertaining. The impressive kitchen features quartz countertops, tall custom white cabinetry, a central island with a flush eating bar, a granite undermount sink positioned beneath the window, a separate walk-in pantry, recessed lighting, and sleek smoked stainless-steel appliances. A convenient rear mudroom and powder room complete the main level. Upstairs, you will find three bedrooms, two full bathrooms, and a dedicated laundry room. The spacious primary retreat features a walk-in closet and private three-piece ensuite. The west-facing backyard has been designed for low-maintenance outdoor enjoyment. It includes a private 20' x 16' stamped-concrete patio, an adjoining walkway and barbecue area, wood fencing, rear-lane access, and an oversized detached garage. The undeveloped lower

level offers high ceilings, large windows, and a three-piece bathroom rough-in, providing excellent potential for future development. The home's striking black-and-white exterior creates memorable curb appeal, while its park-facing setting provides beautiful greenspace views from the front of the property. Enjoy convenient access to shopping, schools, parks, playgrounds, pathways, community gardens, off-leash areas, the YMCA, South Health Campus, and Stoney Trail. Quick possession is available. Contact your REALTOR® today to arrange a private viewing of this exceptional Rangeview home.