



GRASSROOTS
REALTY GROUP

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277 Heirloom Way SE
Calgary, Alberta

MLS # A2335364



\$509,900

Division:	Rangeview		
Type:	Residential/Triplex		
Style:	2 Storey		
Size:	1,420 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Garage Door Opener, Garage Faces Rear, Single Garage Detached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape, Rectangular Lot, See R		

Heating:	Forced Air
Floors:	Carpet, Ceramic Tile, Laminate
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Composite Siding, Wood Frame
Foundation:	Poured Concrete
Features:	High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-Gm
Utilities:	-

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. From the moment you arrive, the charming farmhouse-inspired exterior with smartboard detailing and 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 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.