

# \$587,000 - 100 Heirloom Drive Se, Calgary

MLS® #A2216315

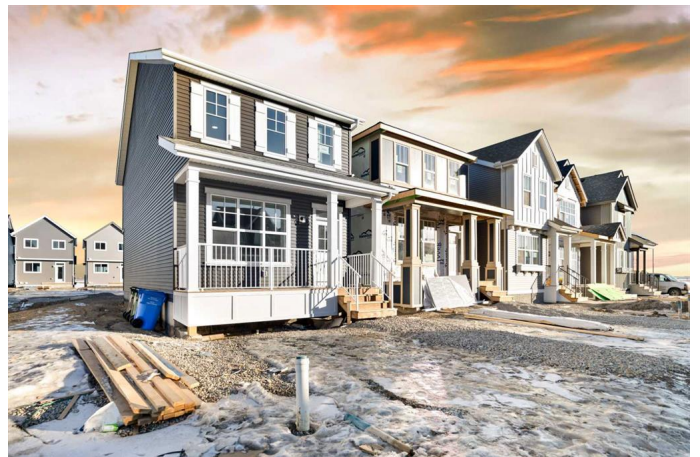
**\$587,000**

3 Bedroom, 3.00 Bathroom, 1,544 sqft

Residential on 0.06 Acres

Rangeview, Calgary, Alberta

Exquisite & beautiful you will be impressed with this new built home currently in the up-end-coming community of Rangeview. A lovely new first-of-its-kind garden to table neighborhood with future community gardens, parks, playgrounds, schools, welcomes you in to a thoughtfully planned living space featuring design single-family lane home is a perfect blend of modern luxury and practical functionality, catering to both first-time homebuyers and savvy investors. Featuring SIDE ENTRANCE, 3 Bedrooms, 2.5 Bathrooms, DEN and a BONUS ROOM total of 1,544 square feet above ground. Offering a unique open floor plan featuring an outstanding design for the most discerning buyer! This highly sought-after floorplan boasts an elevated and stunning kitchen with a beautiful centre island with a Flush Eating Bar and stainless-steel appliances, including a side-by-side door refrigerator with icemaker, upgraded slide-in smooth top electric range, with microwave oven hood fan insert flowing nicely into the adjacent spacious dining room. All creatively overlook your lower Great Room with lots of sun lights. To complete this level, with a convenient den and 2 pcs bathroom. You can look at the upper level, where you will enjoy a huge bonus room, full bath, convenient 2nd-floor laundry, and two bedrooms, with the 3rd Primary Suite including a walk-in closet and 3pc ensuite with shower. The lower level offers a 3-pc rough-in for future development and awaits your great design ideas. To



complete this home. This property is minutes from south campus hospital, YMCA. shopping center, childcare, playgrounds, parks, movie theatre, and restaurants!

Built in 2025

**Essential Information**

MLS® #	A2216315
Price	\$587,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,544
Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	100 Heirloom Drive Se
Subdivision	Rangeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0K8

**Amenities**

Amenities	Playground, Community Gardens
Parking Spaces	2
Parking	Alley Access, Off Street

**Interior**

Interior Features	Kitchen Island, Quartz Counters
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished

## Exterior

Exterior Features	Private Entrance
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 30th, 2025
Zoning	R-G
HOA Fees	534
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX Real Estate (Central)
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