

\$684,900 - 4 Heirloom Crescent Se, Calgary

MLS® #A2095908

\$684,900

4 Bedroom, 3.00 Bathroom, 1,602 sqft

Residential on 0.08 Acres

Rangeview, Calgary, Alberta

Exquisite & beautiful, you will be impressed by Jayman BUILT's COOPER model currently being built in the up-and-coming community of Rangeview. A lovely new first-of-its-kind garden-to-table neighborhood with future community gardens, parks, and playgrounds welcomes you into a thoughtfully planned living space featuring craftsmanship & design. 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 GOURMET kitchen with a beautiful centre island with a Flush Eating Bar and sleek stainless-steel appliances, including a WHIRLPOOL French Door refrigerator with icemaker, upgraded slide-in smooth top electric range, Panasonic microwave with the trim kit and designer Broan hood fan insert flowing nicely into the adjacent spacious dining room. All creatively overlook your lower Great Room with a soaring ceiling and many unique windows. To complete this level, you have a great flex space/4th bedroom at the front of the home with easy access to a full bath. You can look at the upper level, where you will enjoy a full bath, convenient 2nd-floor laundry, and three sizeable bedrooms, with the Primary Suite including a walk-in closet and 4pc ensuite with oversized shower and dual vanities. The lower level offers a 3 pc rough-in for future development and awaits your great design ideas. To complete this home, you also have a DOUBLE DETACHED GARAGE already finished



located at the rear of the home - Enjoy the lifestyle you & your family deserve in a beautiful Community you will enjoy for a lifetime. Jayman's standard inclusions feature their Core Performance with 10 Solar Panels, BuiltGreen Canada standard, with an EnerGuide Rating, UV-C Ultraviolet Light Purification System, High Efficiency Furnace with Merv 13 Filters & HRV unit, Navien Tankless Hot Water Heater, stunning QUARTZ counter tops throughout, nice corner lot, 11x10 deck with BBQ gas line, iron spindle added to stairs, bright rear great room with 11' ceiling height, Triple Pane Windows and Smart Home Technology Solutions! Save \$\$\$ Thousands: This home is eligible for the CMHC Pro Echo insurance rebate. Help your clients save money. CMHC Eco Plus offers a premium refund of 25% to borrowers who buy climate-friendly housing using CMHC-insured financing. Click on the icon below to find out how much you can save! Show Home Hours: Monday to Thursday: 2:00pm to 8:00pm, Saturday and Sunday: 12:00pm to 5:00pm.

Built in 2023

Essential Information

MLS® #	A2095908
Price	\$684,900
Sold Price	\$684,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,602
Acres	0.08
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	4 Heirloom Crescent Se
Subdivision	Rangeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0G9

Amenities

Parking Spaces	2
Parking	Alley Access, Concrete Driveway, Double Garage Detached, Enclosed, Garage Door Opener, Garage Faces Rear

Interior

Interior Features	Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Smart Home, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Lane, Corner Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	December 1st, 2023
Date Sold	April 12th, 2024
Days on Market	133
Zoning	R-G
HOA Fees	0.00

Listing Details

Listing Office	JAYMAN REALTY INC.
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