

\$709,900 - 61 Heirloom Crescent Se, Calgary

MLS® #A2101769

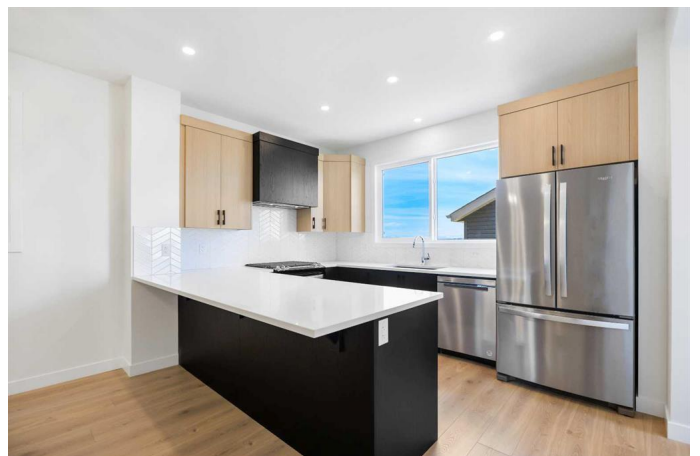
\$709,900

3 Bedroom, 3.00 Bathroom, 1,793 sqft

Residential on 0.08 Acres

Rangeview, Calgary, Alberta

Exquisite & beautiful, you will be impressed by Jayman BUILT's AVID 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 extended island with a Flush Eating Bar and sleek stainless-steel appliances, including a WHIRLPOOL French Door refrigerator with icemaker, upgraded slide-in GAS cook top range with AIR FRY, Panasonic microwave with the trim kit and designer Broan hood fan insert flowing nicely into the adjacent spacious dining room. All creatively overlook your Great Room with a soaring ceiling. To complete this level, you have a great Flex Space/Den at the front of the home with easy access to a half bath complimented with a bank of lovely windows that invite natural daylight in. You can explore the upper level, where you will enjoy a full bath, convenient 2nd-floor laundry, and three sizeable bedrooms, with the Primary Suite including a large walk-in closet with window 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 and a convenient SIDE ENTRANCE - 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, 10x10 deck, 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 2022

Essential Information

MLS® #	A2101769
Price	\$709,900
Sold Price	\$709,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,793
Acres	0.08
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey

Status	Sold
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Community Information

Address	61 Heirloom Crescent Se
Subdivision	Rangeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0H1

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, 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, Gas Cooktop, Microwave, Range Hood, Refrigerator, Tankless Water Heater
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	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	January 21st, 2024
Date Sold	March 29th, 2024
Days on Market	68
Zoning	R-G
HOA Fees	0.00

Listing Details

Listing Office Jayman Realty Inc.

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