

\$599,900 - 123 Heirloom Drive Se, Calgary

MLS® #A2145566

\$599,900

4 Bedroom, 3.00 Bathroom, 1,536 sqft

Residential on 0.06 Acres

Rangeview, Calgary, Alberta

**** ALERT â€“ NEW MORTGAGE INFO **** This home qualifies for the 30-year amortization for first-time buyers' mortgages **** Jayman Financial Brokers now available to sign-up **** Exquisite & beautiful, you will be impressed by Jayman BUILT's "NEWPORT" model with SIDE ENTRY AND MAIN FLOOR BEDROOM currently being built in the up & coming community of Rangeview. A lovely new first of its kind garden to table neighborhood with future community garden, parks and playgrounds welcomes you into a thoughtfully planned living space featuring craftsmanship & design. Offering an open floor plan featuring outstanding design for the most discerning buyer! This highly functional floorplan boasts an elevated and stunning GOURMET kitchen with beautiful centre island with Flush Eating Bar & Sleek stainless-steel appliances including a French Door refrigerator with icemaker, Electric slide in smooth top range, Panasonic microwave with trim kit and designer Broan hood fan insert flowing nicely into the adjacent spacious dining room. All creatively overlooking your wonderful Great Room with a bank of amazing windows inviting an abundance of natural daylight in. To complete this level you have a pantry and a main floor FOURTH BEDROOM located at the rear of the home with a quaintly designated mud room heading out to your back yard along with a full bath, great for your main floor guest or family member. Discover the upper level where you will enjoy centralized Bonus Room,



full bath, convenient 2nd floor laundry and three sizeable bedrooms with the Primary Suite boasting a sizeable walk-in closet and 3pc en suite with over sized shower with sliding glass door. The lower level offers 3 pc rough in for future development and awaits your great design ideas - Enjoy the lifestyle you & your family deserve in a wonderful 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, BBQ gas line, professionally designed Alabaster Colour Palette, convenient side entrance, 10x10 deck, raised 9' basement 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 a climate-friendly housing using CMHC-insured financing. Click on the icon below to find out how much you can save! Welcome Home!

Built in 2024

Essential Information

MLS® #	A2145566
Price	\$599,900
Sold Price	\$599,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,536
Acres	0.06
Year Built	2024

Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	123 Heirloom Drive Se
Subdivision	Rangeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0H2

Amenities

Parking Spaces	2
Parking	Alley Access, Gravel Driveway, Off Street

Interior

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

Exterior

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

Additional Information

Date Listed	July 12th, 2024
Date Sold	December 2nd, 2024
Days on Market	143
Zoning	R-G

HOA Fees 0.00

Listing Details

Listing Office Jayman Realty Inc.

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