

\$599,900 - 83 Heirloom Boulevard Se, Calgary

MLS® #A2164135

\$599,900

3 Bedroom, 3.00 Bathroom, 1,543 sqft

Residential on 0.07 Acres

Rangeview, Calgary, Alberta

PRICE IMPROVEMENT - Welcome to your future dream home in the vibrant community of Rangeview! This dazzling two-story gem, the Sasha Model by Homes by Avi, comes with a **SIDE ENTRY** and a **DETACHED GARAGE**—perfect for those who like their garage to have a bit of personal space too. Step inside and be greeted by an open concept main floor that screams style and functionality, all under impressive 9'™ ceilings. The kitchen is a culinary paradise—quartz countertops, elegant cabinets, and a storage space so ample, you might start hosting dinner parties just to fill it up. If you're the multitasking type, you'll appreciate the cozy pocket office on the main floor—perfect for pretending to be productive while you're actually just browsing recipes.

Imagine summer BBQs on the rear deck, surrounded by friends and family who will undoubtedly be envious of your gas lines, which are already installed for both a gas stove and BBQ. It's practically a culinary playground! The detached oversized single garage is like your home's personal storage unit, offering plenty of space for your car, tools, and perhaps a few inflatable pool toys for those impromptu summer splashes. A 2-piece bathroom conveniently located next to the rear mudroom ensures that guests can freshen up without trekking through the entire house. Head upstairs and you'll find a second floor designed with modern living in



mind. The laundry room is strategically placed to make chores feel less like a burden and more like a short trip to the amusement park. The 3-piece main bath is shared by two secondary bedrooms and a bonus room thatâ€™s perfect for a play area, extra living space, or even a home gym for your new â€œgetting fitâ€• phase. The master bedroom is your personal sanctuary, complete with a 3-piece ensuite and a walk-in closet big enough to get lost in (or maybe just store your ever-growing shoe collection).

Living in Rangeview by Section 23 Developments means diving headfirst into a community brimming with food, fun, and fabulousness. From community gardens and farmers' markets to food festivals and cooking lessons, thereâ€™s no shortage of ways to mingle and make memories. With a Greenhouse, a future Harvest Hall, and Market Square on the horizon, youâ€™ll never run out of things to explore and enjoy.

Possession is set for November 2024, so why not make this charming abode yours before someone else snatches it up? Schedule your viewing today and come see why this home is not just a house but a lifestyle waiting to be embraced!

Built in 2024

Essential Information

MLS® #	A2164135
Price	\$599,900
Sold Price	\$580,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,543
Acres	0.07

Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	83 Heirloom Boulevard Se
Subdivision	Rangeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0H2

Amenities

Amenities	Community Gardens, Picnic Area, Playground, Park, Recreation Facilities
Parking Spaces	1
Parking	Alley Access, Garage Door Opener, Garage Faces Rear, Single Garage Detached

Interior

Interior Features	Open Floorplan, Pantry, Walk-In Closet(s), High Ceilings, Kitchen Island, Quartz Counters, Separate Entrance, Wired for Data
Appliances	Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Electric Range
Heating	Forced Air, Natural Gas, High Efficiency
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Full, Unfinished

Exterior

Exterior Features	BBQ gas line, Private Entrance
Lot Description	Back Lane, Back Yard, Front Yard, Corner Lot, Zero Lot Line
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 14th, 2024
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Date Sold	November 4th, 2024
Days on Market	51
Zoning	R-G
HOA Fees	450.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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