



GRASSROOTS
REALTY GROUP

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39 Heirloom Drive SE
Calgary, Alberta

MLS # A2215927



\$699,991

Division:	Rangeview		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,731 sq.ft.	Age:	2024 (1 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Central	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)		
Inclusions:	n/a		

Welcome to 39 Heirloom Drive! This exceptional residence boasts a thoughtfully designed open-concept layout, ideal for modern living. The light-filled great room seamlessly connects to a chef's kitchen, complete with Stainless steel appliances and a dedicated office nook on the main floor. The kitchen is a culinary dream, offering ample storage, including a spacious pantry. The dining and living rooms are perfect for family meals and entertaining, while a well-planned mudroom provides smart storage solutions to keep your home organized. Upstairs, the primary suite offers a private retreat with a luxurious 4-piece ensuite and a walk-in closet. The upper level also features a versatile bonus room, convenient laundry, a full bathroom, and two additional generously sized bedrooms, rounding out the floor perfectly. Adding incredible value, this home includes a 2-BEDROOM LEGAL BASEMENT SUITE with a separate side entrance. Featuring 9-foot ceilings, a fully equipped kitchen, a 4-piece bathroom, a spacious living room, and two bedrooms, this Legal suite. Nestled in Rangeview, Calgary's first Garden-to-Table community, this neighborhood inspires connection through food and nature. Residents enjoy walkable streets, open spaces, and vibrant gathering spots like community gardens, orchards, and a greenhouse. A network of pathways weaves through the community's 23+ acres of reconstructed wetlands, ponds, and creative play areas, offering endless opportunities to explore. Market Square serves as the community's heart, hosting events, food markets, and celebrations, complete with open lawns and playgrounds. This is more than a home—it's a lifestyle where community and sustainability thrive. Book your private showing today!

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