



GRASSROOTS
REALTY GROUP

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**63 Heirloom Boulevard SE
Calgary, Alberta**

MLS # A2236009



\$636,900

Division:	Rangeview		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,790 sq.ft.	Age:	2023 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Gravel Driveway, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane		

Heating:	Electric, Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

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)

Inclusions: N/A

****BRAND NEW HOME ALERT**** Great news for eligible First-Time Home Buyers – NO GST payable on this home! The Government of Canada is offering GST relief to help you get into your first home. Save \$\$\$\$\$ in tax savings on your new home purchase. Eligibility restrictions apply. For more details, visit a Jayman show home or discuss with your friendly REALTOR®.* **NET ZERO HOME** * **SIDE ENTRANCE** * **QUANTUM PERFORMANCE ULTRA E-HOME** * **VERIFIED Jayman BUILT Show Home!** ** **PROFESSIONALLY DECORATED** with all of the bells and whistles****BEAUTIFUL SHOW HOME****Exquisite & beautiful, you will immediately be impressed by Jayman BUILT's "AVID 20" SHOW HOME located 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 home boasting craftsmanship and thoughtful design. Offering a unique open floor plan boasting a stunning GOURMET kitchen with a beautiful extended island with flush eating bar & sleek stainless steel Whirlpool appliances including a French door refrigerator with ice maker, electric smooth top slide in range, built-in microwave and Broan powerpack built-in cabinet hood fan . Stunning elegant White QUARTZ counter tops, spacious walk-in pantry, soft close slab cabinets and sil granite undermount sink compliment the space. Enjoy the generous dining area that overlooks the spacious Great Room with the stunning Farmhouse elevation out front along with an additional FLEX SPACE located at the front of the home - could be your beautiful and bright office/den with glass door for a stylish finish and a half bath located on the main level for additional family members or visiting guests. You will discover the 2nd level boasts 3 sizeable bedrooms with

the Primary Bedroom including a gorgeous 4 pc private en suite with an upgraded stand-alone shower, dual vanities and generous walk-in closet along with 2nd floor laundry for ease of convenience. In addition, enjoy a nicely centralized Bonus Room that separates the two additional bedrooms and the Primary Suite for additional privacy. The lower level has 3 pc rough in for future bath development and the back yard has space for you to a build double detached garage at your leisure. Enjoy the lifestyle you & your family deserve in a beautiful Community you will enjoy for a lifetime! Jayman's Quantum performance Inclusions: 33 Solar Panels achieving Net Zero Certification, a Proprietary Wall System, Triple Pane R-8 Windows with Argon Fill, Smart Home Technology Solutions, Daikin FIT Electric Air Source Heat Pump, and an Ultraviolet Air Purification System with Merv 15 Filter.