



**GRASSROOTS**  
REALTY GROUP

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**32 Heirloom Crescent SE**  
**Calgary, Alberta**

**MLS # A2239881**



**\$637,900**

<b>Division:</b>	Rangeview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,538 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s), Wet Bar		

**Inclusions:** N/A

Boasting over \$40,000 in premium upgrades, this stunning 3-bedroom, 3.5-bathroom home is a true standout in Rangeview & Calgary's first garden-to-table community! Blending modern elegance with community-focused living, this beautifully designed two-storey home is ideally located in the heart of Rangeview's sought-after Pond District, offering the perfect balance of comfort, style, and convenience. From the moment you arrive, the charming west-facing covered front porch invites you to unwind and take in the sunset. Inside, you'll be greeted by a bright, open layout featuring a chef-inspired kitchen with upgraded stainless steel appliances, designer lighting, and an eat-up island that's perfect for entertaining. Just off the main living space is a pocket office that provides a quiet and efficient work-from-home solution. The cozy living room centers around a fireplace with a custom tile surround, creating a striking focal point that exudes warmth and style. Upstairs, you'll find two generously sized bedrooms, each with its own private ensuite, offering privacy and comfort for everyone. A bonus room provides additional living space, while the conveniently located laundry room adds everyday functionality. The fully finished basement expands your living options with a third bedroom, full bathroom, and a stylish wet bar—ideal for hosting guests, accommodating teenagers, or creating a personalized retreat. Thoughtful upgrades such as closet organizers, a professionally landscaped and fenced yard, a BBQ gas line, and elegant upgraded lighting throughout the home enhance both beauty and function. Living in Rangeview means embracing a lifestyle centered around sustainability, community, and connection. As Calgary's first garden-to-table neighborhood, you'll enjoy access to two community greenhouses,

scenic walking paths, and a vibrant Pond District perfect for peaceful strolls and outdoor enjoyment. The community also features shared gardens, seasonal events, and gathering spaces that foster a strong sense of neighborhood spirit. Located close to shops, schools, services, and dining, and with quick access to major routes like Stoney Trail and Deerfoot Trail, commuting and daily errands are made easy. This is more than just a home—it's a lifestyle. Book your private showing today and experience all that this incredible Rangeview property has to offer.