



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

51 Heirloom Boulevard SE
Calgary, Alberta

MLS # A2256565



\$659,900

Division:	Rangeview		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,472 sq.ft.	Age:	2022 (3 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Level, Rectangu		

Heating:	High Efficiency, Forced Air, Humidity Control, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Separate/Exterior Entry, Suite	LLD:	-
Exterior:	Aluminum Siding , Composite Siding, Mixed, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Chandelier, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Walk-In Closet(s), Wired for Data		
Inclusions:	Basement Electric Range, Basement Microwave Hood Fan, Basement Refrigerator, Basement Washer/Dryer Stacked		

A CURRENT SHOWHOME READY FOR ITS FIRST OWNER IN CALGARY'S FIRST GARDEN-TO-TABLE COMMUNITY, this Homes by Avi Alexander model balances thoughtful design with everyday ease—and it's ready to live beautifully from the very first day. RANGEVIEW BY SECTION 23 IS BUILT DIFFERENTLY. Instead of cul-de-sacs and token parks, it offers ORCHARDS, GARDEN PLOTS, AND HARVEST FESTIVALS that bring neighbours together. Life here starts before you even reach the porch. And this home? It was designed to match that same sense of connection. The FULL-WIDTH FRONT PORCH sets the tone, giving the exterior presence and the main floor an anchor. Step inside to 9' ceilings and a living room centered on a fireplace wall with mantle and TV niche. Quartz counters run throughout, and the kitchen's SILGRANIT APRON-FRONT SINK, full-height cabinetry, and gas rough-in for the range keep it both polished and practical. Dining and lounge areas stay open and connected, while a 10'X10' REAR DECK with its own BBQ line extends life outside. Upstairs, three bedrooms and laundry land exactly where family life needs them. The primary retreat adds a walk-in closet and ensuite, while two additional bedrooms share a full bath—keeping mornings calm even when everyone's on the move. Across the main and upper levels, the residence totals 1,472 sq. ft. of bright, functional living. And then there's the lower level: A SELF-CONTAINED, LEGAL DWELLING with its own kitchen, bedroom, and bath. With 9' foundation walls, quartz counters, 30" upper cabinets, and a SEPARATE SIDE ENTRANCE, it's designed to live independently. TWO FURNACES, TWO A/C UNITS, and a sub-panel make it as capable as the

main home above. Whether it becomes a private place for in-laws, independence for teenagers or university-aged kids, or a source of rental income, the options are wide open. Practical upgrades are already in place: a REAR DOUBLE DETACHED GARAGE, SPRINKLER SYSTEM for the yard, 200-amp electrical service, and an 80-GALLON HOT WATER TANK. Add it all together and you have 1,948 SQ. FT. OF FINISHED LIVING SPACE—a versatile home that offers both togetherness and autonomy under one roof. In Rangeview by Section 23, neighbours swap zucchinis, kids grow up with dirt under their nails, and homes are built to support more than one way of living. This home delivers on all of it: family-friendly, flexible, and future-ready. Book a showing, walk the gardens, then step inside—this one connects the dots immediately.