



GRASSROOTS
REALTY GROUP

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55 Heirloom Boulevard SE
Calgary, Alberta

MLS # A2256567



\$649,900

Division:	Rangeview		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,536 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, Lawn, Rectangu		

Heating:	High Efficiency, Forced Air, Humidity Control, Natural Gas, Zoned	Water:	-
Floors:	Carpet, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Cement Fiber Board, Mixed, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Chandelier, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Separate Entrance, Walk-In Closet(s), Wired for Data

Inclusions: N/A

EVERY SHOWHOME HAS ITS MOMENT WHEN THE DOORS CLOSE ON DISPLAY LIFE AND OPEN TO A REAL FAMILY. For this Sasha model in Rangeview by Section 23, THAT MOMENT HAS ARRIVED. Styled to impress from the very first day, it has lived only as a builder's showcase—polished, elevated, and now offered to its very first owner. Inside, the tone is set by light and materials. Morning sun filters through the EAST-FACING WINDOWS, catching the waterfall edge of the quartz island before carrying across wide-plank hardwood. The kitchen, anchored by a GAS RANGE and finished with a silgranit undermount sink, blends utility with refinement. A POCKET OFFICE near the entry tames weekday clutter, while the living and dining rooms connect easily to the backyard and the community beyond. Upstairs, family life finds room to breathe. The BONUS ROOM becomes the natural gathering point, whether it's movie night or a quiet Sunday morning. Laundry lands right where it's needed—on the bedroom level—so weekends feel less like chores and more like time reclaimed. The primary bedroom is paired with a WALK-IN CLOSET AND ENSUITE, while two additional bedrooms keep everyone close but not crowded. The basement carries its own personality. A REC ROOM WITH BUILT-IN CABINETRY and a WINE FRIDGE shifts easily from play space to late-night host. A fourth bedroom and full bath make it functional for guests or older kids, while ZONED HEATING AND COOLING keep comfort consistent across every level. Even the details you don't see—the 200-amp panel, SPRINKLER SYSTEM, and gas BBQ rough-in—prove this is a home designed to last. Step outside, and the story widens. Rangeview by Section 23 is Calgary's first garden-to-table community, where pathways

lead to orchards, neighbours gather around harvest tables, and connection is built into the streetscape itself. Just as the community is designed to nurture, this home was designed to live beautifully from the start. Tour the showhome while it still carries that title—before it begins its next chapter as yours.