



**31 Blue Heron Parade SE
Calgary, Alberta**

MLS # A2291375



\$534,900

Division:	Rangeview		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,539 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Outside, Parking Pad, Unpaved		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Front Yard, Interior Lot, Pie Shaped Lot		

Heating:	High Efficiency, Forced Air, Humidity Control, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Mixed, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s), Wired for Data		

Inclusions: N/A

The kitchen understands real life. QUARTZ SURFACES, taller cabinetry, a proper CHIMNEY HOODFAN, and a BUILT-IN MICROWAVE integrated into the cabinetry keep the counters clear for the things that actually belong there—coffee in the morning, groceries spread out after work, a cutting board when dinner becomes a little more ambitious than originally planned. The island is extended for exactly the reason islands exist: people gather here whether you planned for it or not. Upstairs, the layout gives everyone a little breathing room. A CENTRAL BONUS ROOM becomes the natural landing spot for movie nights, gaming marathons, homework sessions, or the quiet moment when the house finally settles down for the evening. The primary bedroom offers its own walk-in closet and ensuite, with two additional bedrooms nearby and UPPER LAUNDRY exactly where it belongs—because carrying baskets up and down stairs was never a good idea in the first place. The basement has already been set up properly: 9-FOOT CEILINGS, a SEPARATE EXTERIOR ENTRY, and ROUGH-INS FOR A FUTURE BATHROOM, BAR SINK, AND WASHER/DRYER are already in place. The mechanical side of the home carries the same long-view thinking with 200-AMP ELECTRICAL SERVICE, EV CHARGER ROUGH-IN, a SOLAR CONDUIT running from attic to mechanical, and TANKLESS HOT WATER—in other words, when the time comes to finish it, the heavy lifting is already done. The space has real flexibility and the kind of infrastructure decisions that quietly make a home far more capable over time. Outside, a REAR DECK AND LANE-ACCESS parking pad keep everyday living simple while still leaving yard space to enjoy. And all of it sits in Rangeview Springs, a new southeast Calgary community designed around CONNECTED PATHWAYS,

WIDE BOULEVARDS, AND GREENSPACES that link neighbours and daily life together. A house with this many smart decisions deserves more than a quick scroll—come see how it all comes together in person. Ready to call home in late April! • PLEASE NOTE: Photos are of a DIFFERENT Spec Home of the same model – fit and finish may differ. Interior selections and floorplans shown in photos.