



**41 Heirloom Crescent SE
Calgary, Alberta**

MLS # A2292134



\$599,900

Division:	Rangeview		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,565 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Metal Siding , Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows		
Inclusions:	Solar System		

****Open House Sat March 14 2-4:30pm, Sun March 15 2-4:30pm**** Welcome to this beautifully upgraded detached home in Rangeview, Calgary's first garden-to-table community, located just minutes from the growing amenities of Seton. **RARE FEATURES:** 23' x 23' detached double garage, 10.68 kW solar array, separate side entrance, and 9' basement ceilings, offering excellent future suite potential (subject to city approval). This popular Sasha model by Homes by Avi offers 1,565 sq. ft. of thoughtfully designed living space with 3 bedrooms, 2.5 bathrooms, and a versatile upstairs bonus room. The bright open-concept main floor features 9' ceilings, a stylish kitchen with quartz countertops, central island, stainless steel appliances, and a spacious dining area ideal for gatherings and everyday living, plus a pocket office perfect for working from home. Upstairs you'll find three spacious bedrooms, including a comfortable primary retreat with an upgraded ensuite shower, along with a flexible bonus space ideal for a family room, kids' play area, or additional workspace. You'll also enjoy the convenience of top floor laundry and 4pc bathroom. Since purchasing the home, the owners have completed significant value-adding upgrades, including the detached double garage, full landscaping, window coverings, and the impressive 10.68 kW DC solar system, helping reduce long-term energy costs while making the home completely move-in ready. The basement is ready for development with 9' ceilings and a separate side entrance, providing outstanding flexibility for future living space or potential suite development. Enjoy the welcoming full front porch, west-facing backyard, and convenient laned access, all in one of Calgary's most innovative and community-focused neighbourhoods. Modern design,

energy efficiency, and future income potential—this is a home you won’t want to miss.