



**32 Heirloom Drive SE  
Calgary, Alberta**

**MLS # A2161267**



**\$774,900**

<b>Division:</b>	Rangeview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,161 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Reverse Pie Shaped Lot, Level, Street Lighting, Zero Lot Line		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows		

**Inclusions:** N/A

Welcome to The Luna by Hopewell Residential, a home designed to elevate your lifestyle with its blend of contemporary design and family-friendly functionality. This space adapts to your needs, offering a versatile layout that reflects your unique style. At the heart of the home is the central kitchen, a perfect gathering place for entertaining. The space is both stylish and functional, featuring modern finishes and a stainless steel appliance package that makes culinary endeavours a pleasure. Sunlight floods the back of the home through expansive south-facing windows, creating a warm and inviting atmosphere. The central electrical fireplace adds a cozy touch, ideal for chilly winter evenings, while the spacious dining area seamlessly connects to the backyard, making outdoor entertaining easy. One of the standout features of this home is the versatile main floor flex space, complete with an adjacent 2-piece bathroom. This room is perfect for a home office, playroom, or reading room, offering the flexibility to meet your lifestyle needs. Upstairs, a generous entertainment room invites movie nights and game days. The primary suite is a true retreat, featuring a large walk-in closet and a luxurious ensuite. Two additional well-sized bedrooms share a second bathroom, ensuring that morning routines are a breeze. Adding even more value, the separate entrance and high foundation height offer an incredible opportunity for a future basement suite (A secondary suite would be subject to approval and permitting by the city/municipality), providing endless possibilities for extra living space, a rental unit, or a private area for extended family. Don't miss the chance to own this exceptional property that combines style, comfort, and practicality. Schedule your viewing today and experience the elegance and versatility of The Luna for yourself.