



**GRASSROOTS**  
REALTY GROUP

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**47 Heirloom Drive SE**  
**Calgary, Alberta**

**MLS # A2173728**



**\$679,900**

<b>Division:</b>	Rangeview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,796 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	None		

Welcome to 47 Heirloom Drive SE. Introducing 'The Basil'. This stunning residence features a thoughtful, open-concept floor plan, perfect for modern living. The light-filled great room flows seamlessly into a chef's kitchen, equipped with an electric stove, OTR microwave, dishwasher, BBQ gas line, and a water line for added convenience on the main floor. The kitchen is a true culinary delight, offering an abundance of storage, including not one, but two pantries. The spacious dining room, ideal for hosting family dinners or gatherings, is complemented by a convenient mudroom, designed with smart storage solutions to keep your home organized. Upstairs, the primary bedroom retreat awaits, complete with a luxurious ensuite and walk-in closet. The upper floor also includes a versatile bonus room and laundry for added convenience, along with a full bath and two additional bedrooms. Need more space? Ask about the optional fourth bedroom on the upper floor. Enjoy peace of mind with energy-saving triple-pane windows and personalize your new home with Baywest's signature Concierge Interior Design Service. This is the perfect opportunity to create a space that is uniquely yours. Rangeview is Calgary's First Garden-to-Table Community, designed to inspire living through food celebration. The walkable streets, open spaces, and gardens are becoming vibrant gathering places for neighbors to connect. Residents can walk, jog, or cycle on the network of pathways that weave through the community park system. Plans include 23+ acres of reconstructed wetlands and ponds, creative playground areas, outdoor classrooms, interpretive areas, and much more. Residents will collaborate to bring life to Rangeview's food-producing and pollinator gardens, orchards, and greenhouse. Market Square will be Rangeview's

community hub for gathering, connecting, and sharing&mdash;an inviting area for community events, food markets, and celebrations with open lawns and playgrounds. There is even an Urban Village planned with restaurants, boutiques, and services. \*Measurements are taken from Builder's proposed blueprints and are subject to change prior to construction.