



**61 Heirloom Crescent SE  
Calgary, Alberta**

**MLS # A2194946**



**\$650,000**

<b>Division:</b>	Rangeview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,776 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Smart Home, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Solar Panels

Dream Home Alert! Stunning CORNER LOT with High-End Finishes & Smart Features! Welcome to 61 Heirloom Crescent SE, a beautiful home designed for style, comfort, and practicality! Nestled in Rangeview on a prime corner lot, this home is flooded with NATURAL LIGHT, highlighting its OPEN CONCEPT layout and luxurious high-end finishes throughout. A bright and spacious dream kitchen featuring sleek cabinetry, quartz countertops, and a WALK-IN PANTRY for all your storage needs. The spacious and bright living and dining areas, perfect for entertaining or relaxing. But don't forget the MAIN FLOOR DEN, ideal for a home office, playroom, or creative space! Head on upstairs and you'll find a huge BONUS ROOM, perfect for movie nights or a cozy lounge space. Convenient UPSTAIRS laundry, making life that much easier. Relax in your stunning primary suite complete with a gorgeous ensuite bathroom, with two additional spacious bedrooms designed for comfort. With a SIDE ENTRANCE & basement ceilings; this home is ready to be suited, or build your basement exactly how you want it! The possibilities are endless! Enjoy energy-efficient living with the 6 SOLAR PANELS that come with this home. Whether it's hot or cold, your DOUBLE DETACHED GARAGE is there to keep your car safe and protected year-round. This is the ultimate blend of modern luxury and smart design, all in a fantastic community. Schedule your showing today before it's gone!