

\$678,900 - 63 Heirloom Boulevard Se, Calgary

MLS® #A2150820

\$678,900

3 Bedroom, 3.00 Bathroom, 1,790 sqft
Residential on 0.06 Acres

Rangeview, Calgary, Alberta

* NET ZERO HOME * SIDE ENTRANCE *
QUANTUM PERFORMANCE ULTRA
E-HOME * VERIFIED Jayman BUILT Show
Home! ** Great & rare real estate investment
opportunity ** Start earning money right away
** Jayman BUILT will pay you 6% (annual)
return per month to use this home as their
full-time show home**PROFESSIONALLY
DECORATED with all of the bells and
whistles**BEAUTIFUL SHOW
HOME**Exquisite & beautiful, you will
immediately be impressed by Jayman BUILT's
"AVID 20" SHOW HOME located in the up and
coming community of Rangeview - A lovely
new first-of-its-kind garden-to-table
neighborhood with future community gardens,
parks, and playgrounds welcomes you into a
thoughtfully planned home boasting
craftsmanship and thoughtful design. Offering
a unique open floor plan boasting a stunning
GOURMET kitchen with a beautiful extended
island with flush eating bar & sleek stainless
steel Whirlpool appliances including a French
door refrigerator with ice maker, electric
smooth top slide in range, built-in microwave
and Broan powerpack built-in cabinet hood fan
. Stunning elegant White QUARTZ counter
tops, spacious walk-in pantry, soft close slab
cabinets and sil granite undermount sink
compliment the space. Enjoy the generous
dining area that overlooks the spacious Great
Room with the stunning Farmhouse elevation
out front along with an additional FLEX
SPACE located at the front of the home -



could be your beautiful and bright office/den with glass door for a stylish finish and a half bath located on the main level for additional family members or visiting guests. You will discover the 2nd level boasts 3 sizeable bedrooms with the Primary Bedroom including a gorgeous 4 pc private en suite with an upgraded stand-alone shower, dual vanities and generous walk-in closet along with 2nd floor laundry for ease of convenience. In addition, enjoy a nicely centralized Bonus Room that separates the two additional bedrooms and the Primary Suite for additional privacy. The lower level has 3 pc rough in for future bath development and the back yard has space for you to build double detached garage at your leisure. Enjoy the lifestyle you & your family deserve in a beautiful Community you will enjoy for a lifetime!

Jayman's Quantum performance Inclusions:
33 Solar Panels achieving Net Zero Certification, a Proprietary Wall System, Triple Pane R-8 Windows with Argon Fill, Smart Home Technology Solutions, Daikin FIT Electric Air Source Heat Pump, and an Ultraviolet Air Purification System with Merv 15 Filter. PRODUCE AS MUCH ENERGY AS YOU CONSUME WITH THE QUANTUM PERFORMACE ULTRA E-HOME! Save \$\$\$

Thousands: This home is eligible for the CMHC Pro Echo insurance rebate. Help your clients save money. CMHC Eco Plus offers a premium refund of 25% to borrowers who buy climate-friendly housing using CMHC-insured financing. Click on the icon below to find out how much you can save! Show Home Hours: Monday to Thursday: 2:00pm to 8:00pm, Saturday and Sunday: 12:00pm to 5:00pm.

Built in 2023

Essential Information

MLS® #

A2150820

Price	\$678,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,790
Acres	0.06
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	63 Heirloom Boulevard Se
Subdivision	Rangeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0G9

Amenities

Parking Spaces	2
Parking	Gravel Driveway, Parking Pad, Alley Access

Interior

Interior Features	Open Floorplan, Pantry, Double Vanity, High Ceilings, Vinyl Windows, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Quartz Counters, Smart Home, Tankless Hot Water, Walk-In Closet(s)
Appliances	Refrigerator, Dishwasher, Dryer, Electric Range, Microwave, Range Hood, Tankless Water Heater, Washer
Heating	Forced Air, Electric
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Lane

Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 18th, 2024
Days on Market	273
Zoning	R-G

Listing Details

Listing Office	Jayman Realty Inc.
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.