

# \$699,900 - 47 Heirloom Drive Se, Calgary

MLS® #A2173728

**\$699,900**

4 Bedroom, 4.00 Bathroom, 1,796 sqft  
Residential on 0.09 Acres

Rangeview, Calgary, Alberta

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.



Main Floor 796 SQ.FT.



Upper Floor 1,000 SQ.FT.



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—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.

Built in 2025

### **Essential Information**

MLS® #	A2173728
Price	\$699,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,796
Acres	0.09
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address 47 Heirloom Drive Se  
Subdivision Rangeview  
City Calgary  
County Calgary  
Province Alberta  
Postal Code T3S 0H3

### Amenities

Amenities None  
Parking Spaces 4  
Parking Double Garage Attached  
# of Garages 2

### Interior

Interior Features Kitchen Island, Open Floor Closet(s)  
Appliances Dishwasher, Electric Stove, Microwave  
Heating Forced Air, Natural Gas  
Cooling None  
Has Basement Yes  
Basement Full, Unfinished

### Exterior

Exterior Features BBQ gas line, None  
Lot Description See Remarks  
Roof Asphalt Shingle  
Construction Wood Frame  
Foundation Poured Concrete

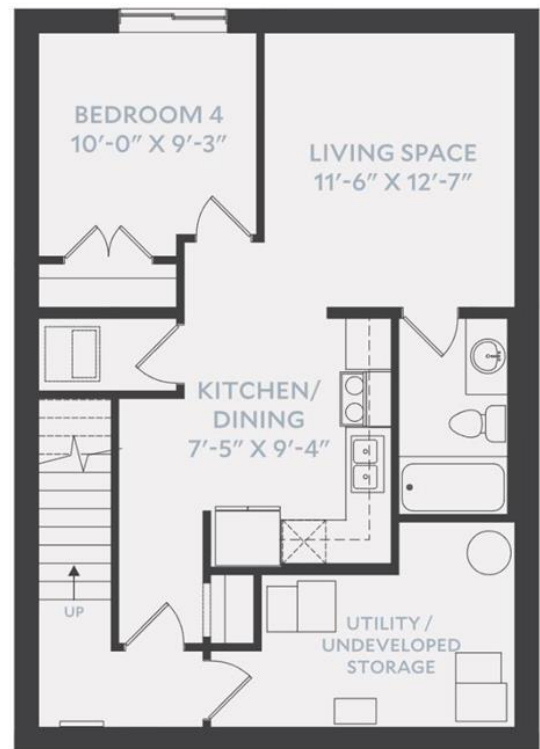
### Additional Information

Date Listed October 18th, 2024  
Days on Market 174  
Zoning R-G  
HOA Fees 500  
HOA Fees Freq. ANN

### Listing Details

Listing Office RE/MAX First

### Lower Level Development



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