



# 107 Heirloom Drive Calgary Alberta

\$674,900

Exquisite & beautiful, you will be impressed by Jayman BUILT's highly sought after SONATA model currently being built 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 living space featuring craftsmanship & design. Offering a unique open floor plan featuring an outstanding design for the most discerning buyer! Immediately upon entering you can appreciate the almost 12ft high soaring ceiling height that the living room boasts graced with a lovely bank of expansive windows overlooking the front yard. Upgraded glass railing overlooks the lower great room as you are invited to step up to the spacious chef's kitchen where you will discover an elevated cabinet collection with 39" uppers, soft close drawer slides and hinges and 4 inch flat riser crown molding. An expansive centre island highlighting Luxe Noir QUARTZ and Elegant White COUNTERTOPS surround the perimeter. Upgraded WHIRLPOOL APPLIANCES including a 25 cubic ft French door refrigerator with ice maker, dishwasher, electric smooth top slide in range, built-in Panasonic microwave and Broan power pack built-in cabinet hood fan. The stunning Coast Series full tile back splash enhances the space and the sizeable side pantry offers additional storage. Enjoy the designated dining room for your more formal meals while the flush island for casual get togethers. The upper level offers 3 sizeable bedrooms with the Primary Suite including a full three piece bath with over sized shower and generous walk-in closet and convenient 2nd floor laundry completes this level. The lower level offers a 3 pc rough-in for future development and awaits your great design ideas. Enjoy the lifestyle you & your family deserve in a beautiful Community you will enjoy for a lifetime. Jayman's stand...

Kitchen 17.42 Ft x 10.08 Ft  
 Dining room 10.08 Ft x 12.25 Ft  
 2pc Bathroom 4.83 Ft x 5.25 Ft  
 Great room 13.33 Ft x 15.42 Ft  
 Primary Bedroom 13.58 Ft x 12.42 Ft  
 Bedroom 9.17 Ft x 10.83 Ft

Bedroom 9.33 Ft x 13.25 Ft  
 Laundry room 4.08 Ft x 3.83 Ft  
 4pc Bathroom 12.00 Ft x 5.25 Ft  
 4pc Bathroom 9.58 Ft x 5.75 Ft  
 Other 9.75 Ft x 5.50 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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