



# 23 Heirloom Drive Calgary Alberta

\$754,900

MOVE IN TIME FOR CHRISTMAS...Welcome to 23 Heirloom Dr SE, where elegance meets functionality in this expertly crafted Basil model by the award-winning Baywest Homes. Nestled in Calgary's innovative new community of Rangeview, this residence offers a blend of modern luxury and family-friendly design. This home is perfect for today's growing family with 3 spacious bedrooms, 2.5 bathrooms, and a versatile bonus room. Inside, the chef's kitchen boasts a gas stove, built-in microwave, sleek white marble quartz countertops, ceiling-height cabinetry with crown molding, under-cabinet LED lighting, soft-close doors, 2-drawer pullouts and a premium stainless steel appliance package. The open-concept main floor offers a cozy great room with oversized triple pane windows that look out to the West backyard and seamlessly flow into the dining room for an inviting, airy feel. Upstairs, a large bonus room awaits, alongside three well-sized bedrooms and a convenient laundry room. The primary suite is a true retreat, offering a luxurious ensuite with quartz vanity and dual sinks, 6mm glass shower, and a large walk-in closet. Two additional bedrooms share a well-appointed full bathroom. The undeveloped basement provides excellent potential for customization, offering ample space for an additional bedroom, bathroom, rec room, and abundant storage--optional lower-level development packages are available for added flexibility. This home also features an attached extended double garage (19x22). Rangeview is Calgary's first garden-to-table community. This community was designed to inspire living through food celebration. Its 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's linear park system. Future plans include over 23 acres of recon...

Primary Bedroom 13.33 Ft x 12.75 Ft  
 Bonus Room 12.50 Ft x 9.00 Ft  
 Bedroom 10.00 Ft x 8.83 Ft  
 Bedroom 10.00 Ft x 8.83 Ft  
 5pc Bathroom .00 Ft x .00 Ft

4pc Bathroom .00 Ft x .00 Ft  
 Great room 13.17 Ft x 13.00 Ft  
 Dining room 11.17 Ft x 10.00 Ft  
 2pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



Originally Listed by:  
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