



32 Heirloom Crescent Calgary Alberta

\$654,900

Welcome to your dream home in Rangeview - Calgary's first garden-to-table community! This beautifully upgraded 3-bedroom, 3.5-bathroom two-storey home blends modern elegance with community-focused living. Ideally situated in the heart of Rangeview's sought-after Pond District, it offers the perfect balance of comfort, style, and convenience. From the moment you arrive, the charming west-facing covered front porch invites you to unwind and take in the sunset. Inside, you'll be greeted by a bright, open layout featuring a chef-inspired kitchen with upgraded stainless steel appliances, designer lighting, and an eat-up island that's perfect for entertaining. Just off the main living space is a pocket office that provides a quiet and efficient work-from-home solution. The cozy living room centers around a fireplace with a custom tile surround, creating a striking focal point that exudes warmth and style. Upstairs, you'll find two generously sized bedrooms, each with its own private ensuite, offering privacy and comfort for everyone. A bonus room provides additional living space, while the conveniently located laundry room adds everyday functionality. The fully finished basement expands your living options with a third bedroom, full bathroom, and a stylish wet bar—ideal for hosting guests, accommodating teenagers, or creating a personalized retreat. Thoughtful upgrades such as closet organizers, a professionally landscaped and fenced yard, a BBQ gas line, and elegant upgraded lighting throughout the home enhance both beauty and function. Living in Rangeview means embracing a lifestyle centered around sustainability, community, and connection. As Calgary's first garden-to-table neighborhood, you'll enjoy access to two community greenhouses, scenic walking paths, and a vibrant Pond District perfect for peaceful strolls and outdoor enjoyment. The community also features shared...

4pc Bathroom 4.92 Ft x 7.42 Ft

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Bedroom 11.50 Ft x 12.33 Ft

Family room 13.00 Ft x 16.25 Ft

Laundry room 7.33 Ft x 5.00 Ft

Primary Bedroom 11.50 Ft x 13.58 Ft

Bedroom 9.00 Ft x 12.00 Ft

Recreational, Games room 15.58 Ft x 15.33 Ft

Furnace 7.58 Ft x 9.67 Ft

2pc Bathroom 4.92 Ft x 4.67 Ft

Dining room 12.83 Ft x 8.92 Ft

Kitchen 12.83 Ft x 15.50 Ft

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Listing Presented By:



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**RE/MAX REAL ESTATE
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4pc Bathroom 6.58 Ft x 8.17 Ft

Other 7.00 Ft x 3.08 Ft

Living room 11.75 Ft x 16.50 Ft

Office 5.00 Ft x 5.92 Ft