



## 36 Heirloom Crescent Calgary Alberta

\$719,900

**\*\*PRICED TO SELL\*\*LEGAL SUITE - MAKE YOUR HOME CASH FLOW POSITIVE\*\*** A wonderful URBAN STYLE smart home on an oversized home site with over \$40K in upgraded features. Meticulously maintained & crafted by the original owners - Truly a custom-built DREAM home. Rangeview offers a lifestyle unlike anywhere else in Alberta, in a neighborhood where the food we grow, eat, and share takes the spotlight. All residents are welcome to be part of our garden-to-table lifestyle, but developing a garden is never required. There are countless ways to enjoy life here, whether you have a green thumb, enjoy a great meal with friends, or love the beauty of your neighborhood in bloom. All year long, Rangeview's Homeowners Association will connect neighbors, inspire lifelong learning, support the community's gardens, and create an atmosphere of joy with shopping, schools, transit, restaurants, daycares, dog parks, future farmer's markets, pathways areas, and parks. Over 2269 SF of luxury living space offering four bedrooms, main floor den, 3.5 baths, rear gravel parking pad & professionally finished basement with legal basement suite permits complete... Check out the floor plan and pictures! This OPEN design features 9' main floor ceilings - Spectacular CHEF's kitchen- overlooking the dining area and the front great room. Upgraded features include quartz countertops, active heat recovery ventilation system, luxury wide plank vinyl flooring, plush carpet, and upgraded light & plumbing fixtures, painted wood and iron railing, estate level baseboard, doors, and casings... and so much more! The kitchen is masterfully designed for efficiency and entertaining; Sleek modern full height white upper cabinet doors, quartz counter tops, upgraded Whirlpool stainless steel appliances, subway tiled backsplash, dramatic central island & under mount black granite sink! Upstairs includes an oversized pri...

Family room 15.33 Ft x 9.58 Ft

Other 13.00 Ft x 6.08 Ft

Furnace 9.50 Ft x 6.92 Ft

Bedroom 13.25 Ft x 8.42 Ft

3pc Bathroom Measurements not available

Living room 15.75 Ft x 11.92 Ft

Den 5.92 Ft x 4.58 Ft

Other 5.42 Ft x 5.25 Ft

Primary Bedroom 12.92 Ft x 11.58 Ft

Bedroom 9.83 Ft x 8.25 Ft

Bedroom 9.92 Ft x 8.25 Ft

Laundry room 4.08 Ft x 3.25 Ft

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

Listing Presented By:



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(CENTRAL)**

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Kitchen14.50 Ft x 11.00 Ft

Dining room12.92 Ft x 9.92 Ft

Foyer5.00 Ft x 4.83 Ft

2pc Bathroom.00 Ft x .00 Ft

4pc Bathroom.00 Ft x .00 Ft

3pc Bathroom.00 Ft x .00 Ft

Bonus Room11.92 Ft x 11.50 Ft