



40 Heirloom Crescent Calgary Alberta

\$594,900

Exquisite Design Meets Sustainable Living - The COOPER 18 by Jayman BUILT in Rangeview! Prepare to be impressed by the COOPER 18 model by Jayman BUILT, in the innovative and vibrant community of Rangeview--Calgary's first garden-to-table neighborhood. With future parks, playgrounds, and community gardens, this thoughtfully planned development promotes a lifestyle focused on connection, sustainability, and beauty. This highly sought-after home offers exceptional craftsmanship and a unique open-concept layout tailored for today's discerning buyers. At the heart of the home is an elevated GOURMET kitchen, complete with a large center island and flush eating bar, sleek stainless steel appliances including a high-end French Door refrigerator and internal icemaker, upgraded gas cooktop range, built-in Panasonic microwave with trim kit, and a designer Broan hood fan. The kitchen flows effortlessly into a spacious dining area, all of which overlooks a stunning lower Great Room featuring soaring 11-foot ceilings and abundant natural light from a series of unique windows. A versatile front flex room and 1/2 bath complete the main floor, offering options for a home office. Upstairs, discover three spacious bedrooms, including a luxurious Primary Suite with a walk-in closet and a 4-piece ensuite featuring dual vanities and an oversized shower. Convenient second-floor laundry with upgraded washer + dryer, custom window blinds in the bedrooms and an additional full bath enhance everyday functionality. The lower level includes high ceilings, a 3-piece bathroom rough-in, ready for your future development plans. Outside, enjoy the added value of rear gravel parking stalls, a deck with BBQ gas line, and a prime interior location. Premium Jayman BUILT Features Include: 6 Solar Panels, BuiltGreen Canada Certified with EnerGuide Rating, Navien Tankless Hot Water Heater, High Efficiency...

Kitchen 13.50 Ft x 8.92 Ft
Dining room 11.42 Ft x 9.50 Ft
2pc Bathroom .00 Ft x .00 Ft
Great room 12.92 Ft x 12.42 Ft
Den 9.08 Ft x 8.75 Ft
Other 5.67 Ft x 3.58 Ft

Primary Bedroom 11.50 Ft x 12.00 Ft
Bedroom 9.08 Ft x 12.00 Ft
Bedroom 9.08 Ft x 10.00 Ft
Laundry room 5.83 Ft x 3.17 Ft
4pc Bathroom 13.75 Ft x 5.17 Ft
4pc Bathroom 9.33 Ft x 5.50 Ft

Listing Presented By:



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RE/MAX

**RE/MAX REAL ESTATE
(CENTRAL)**

773 Glenmore rd , Calgary, British Columbia, V1V 3B9

Phone: (403) 850-6722
ctimos@telus.net

Foyer 5.92 Ft x 5.00 Ft

Other 7.75 Ft x 3.08 Ft