



## 97 Heirloom Way Calgary Alberta

\$539,000

Here is an exciting opportunity to purchase a brand new Heirloom Street townhome by Baywest Homes in the popular new community of Rangeview. Introducing "The Violet" model which is currently nearing completion and will be ready for you to move into before Christmas! This home features an Arts & Crafts Farmhouse inspired exterior and stunning interior with finishings selected by a professional interior designer. You'll find this layout perfectly suited for today's growing family. There is an open concept through the main floor with 9 foot ceilings. The kitchen is located at the rear of the home and has a large window with a view to the backyard - perfect for watching the kids. Highlights of the main floor include hardwood inspired LVP floors, quartz countertops, a stainless steel appliance package, plenty of cabinets and counterspace, plus an spacious island with eating bar. The living room is located at the front of the home and features large sunny windows. The centrally located dining room encourages interaction. Just off the kitchen the mudroom and backdoor lead to the yard and double detached garage out back. There is a half bath located on the main level which is tucked away a few steps down for privacy. Let's head upstairs, where you will find 3 bedrooms, 2 bathrooms and the laundry. The primary bedroom is a generous size and has it's own 3 piece ensuite bathroom with a large shower. The remaining two bedrooms are located at the rear of the home and also share a full bathroom. There is a full undeveloped basement which can lend itself to another bedroom, bathroom, family room and storage. This particular home is an end unit which also has a convenient side entrance. Rangeview is Calgary's First Garden-to-Table Community. It was designed to inspire living through food celebration. The walkable streets, open spaces and gardens are becoming vibrant gathering pl...

Other 4.50 Ft x 5.08 Ft  
 Living room 11.08 Ft x 15.00 Ft  
 Dining room 9.83 Ft x 12.83 Ft  
 Kitchen 11.58 Ft x 13.33 Ft  
 Other 5.08 Ft x 5.50 Ft  
 2pc Bathroom 4.75 Ft x 5.00 Ft

Primary Bedroom 13.00 Ft x 14.67 Ft  
 Bedroom 8.67 Ft x 9.00 Ft  
 Bedroom 8.08 Ft x 11.00 Ft  
 Laundry room 3.67 Ft x 4.17 Ft  
 4pc Bathroom 5.00 Ft x 8.00 Ft  
 3pc Bathroom 5.00 Ft x 9.08 Ft

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

Listing Presented By:



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**RE/MAX**

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