



## 44 Heirloom Crescent Calgary Alberta

\$609,900

Newly 2023 Built by award-winning Builder Jayman in one of the best community Rangeview comes with 3 Bedroom + Bonus Room 2 and half BATHS and Tons of upgrades Like 10 Solar Panels, Built Green Canada standard, with an Ener Guide Rating, UV-C Ultraviolet Light Purification System, High Efficiency Furnace with Marv 13 Filters & HRV unit, Navien Tankless Hot Water Heater, Elegant White QUARTZ counter tops throughout, expanded walk-in pantry, open to above stairwell, BBQ gas line, Triple Pane Windows and Smart Home Technology Solutions!. MAIN FLOOR offers 9' ceiling, Bright spacious living room with Big windows, Kitchen with Granite countertops, Stainless steel Appliances, pantry, dining area, Half bath and back door leads to large deck. Upper floor has spacious master Bedroom with 3-piece Ensuite, Bonus room and additional 2 good size bedrooms with 4-pc common full bath. Basement Has separate Entrance with rough in Heating and plumbing. Shows very well, Click on 3D virtual tour, Don't miss this home, book a showing today! (id:6769)

Dining room 3.53 M x 3.48 M

Kitchen 3.53 M x 4.75 M

Pantry 1.45 M x 1.63 M

Other 1.45 M x 2.34 M

2pc Bathroom 1.45 M x 1.50 M

Living room 3.53 M x 5.18 M

Primary Bedroom 3.51 M x 3.38 M

3pc Bathroom 1.50 M x 2.69 M

4pc Bathroom 2.49 M x 1.50 M

Laundry room 1.27 M x 1.07 M

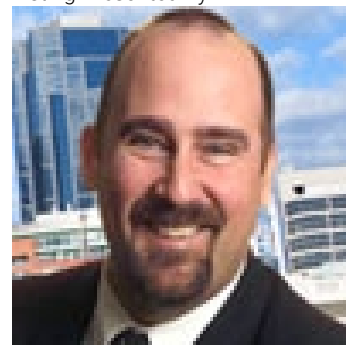
Bedroom 2.52 M x 3.15 M

Bedroom 2.52 M x 3.38 M

Other 1.91 M x 1.52 M

Bonus Room 3.12 M x 3.12 M

Listing Presented By:



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<http://calgarybuysells.com/>

**RE/MAX Realty Professionals**

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