



## 63 Heirloom Boulevard Calgary Alberta

\$789,900

\* NET ZERO HOME \* SIDE ENTRANCE \* QUANTUM PERFORMANCE ULTRA E-HOME \* VERIFIED Jayman BUILT Show Home! \*\* Great & rare real estate investment opportunity \*\* Start earning money right away \*\* Jayman BUILT will pay you 6% return per month to use this home as their full-time show home\*\*PROFESSIONALLY DECORATED with all of the bells and whistles\*\*BEAUTIFUL SHOW HOME\*\*Exquisite & beautiful, you will immediately be impressed by Jayman BUILT's "AVID 20" SHOW HOME located in the up and coming community of Rangeview - A lovely new first-of-its-kind garden-to-table neighborhood with future community gardens, parks, and playgrounds welcomes you into a thoughtfully planned home boasting craftsmanship and thoughtful design. Offering a unique open floor plan boasting a stunning GOURMET kitchen with a beautiful extended island with flush eating bar & sleek stainless steel Whirlpool appliances including a French door refrigerator with ice maker, electric smooth top slide in range, built-in microwave and Broan powerpack built-in cabinet hood fan . Stunning elegant White QUARTZ counter tops, spacious walk-in pantry, soft close slab cabinets and sil granite undermount sink compliment the space. Enjoy the generous dining area that overlooks the spacious Great Room with the stunning Farmhouse elevation out front along with an additional FLEX SPACE located at the front of the home - could be your beautiful and bright office/den with glass door for a stylish finish and a half bath located on the main level for additional family members or visiting guests. You will discover the 2nd level boasts 3 sizeable bedrooms with the Primary Bedroom including a gorgeous 4 pc private en suite with an upgraded stand-alone shower, dual vanities and generous walk-in closet along with 2nd floor laundry for ease of convenience. In addition, enjoy a nicely centralized Bonus Room that separates the two addi...

Kitchen 10.24 Ft x 13.25 Ft

Dining room 12.66 Ft x 8.76 Ft

2pc Bathroom 4.59 Ft x 5.68 Ft

Great room 14.33 Ft x 10.83 Ft

Den 9.75 Ft x 8.76 Ft

Bedroom 9.08 Ft x 11.52 Ft

Bedroom 8.92 Ft x 10.17 Ft

Laundry room 5.58 Ft x 4.66 Ft

4pc Bathroom 6.82 Ft x 10.01 Ft

4pc Bathroom 5.25 Ft x 10.01 Ft

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

Listing Presented By:



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Pantry 4.82 Ft x 6.33 Ft

Primary Bedroom 13.33 Ft x 11.42 Ft

Other 9.32 Ft x 6.17 Ft

Bonus Room 12.58 Ft x 9.00 Ft