\$594,900 - 40 Heirloom Crescent Se, Calgary

MLS® #A2230206

\$594,900

3 Bedroom, 3.00 Bathroom, 1,602 sqft Residential on 0.06 Acres

Rangeview, Calgary, Alberta

Exquisite Design Meets Sustainable Living â€" 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 Rangeviewâ€"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



40 HEIRLOOM CRESCENT SE MECANDALMEMENT STANDAMS - CALOMY: AB AMAIN LEVEL (AG) - 27.98 SP. 17. 76.92 m² UPPER LEVEL (AG) - 773.87 Sq.Ft. / 71.87 m² TOTAL ABOVE GRADE RMS SIZE - 1601.65 Sq.Ft. / 148.79 m²





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 Furnace with MERV 13 Filters & HRV, UV-C Ultraviolet Air Purification System, Triple Pane Windows, Quartz countertops throughout, Smart Home Technology Solutions, 11x10 rear deck, BONUS: Save Thousands! This home qualifies for the CMHC Eco Plus Program, offering up to 25% insurance premium rebate for climate-friendly housing through CMHC-insured financing. Call your friendly REALTOR(R) to book a viewing!

Built in 2022

Essential Information

MLS® # A2230206 Price \$594,900

Bedrooms 3

Bathrooms 3.00

Full Baths 2
Half Baths 1

Square Footage 1,602

Acres 0.06

Year Built 2022

Type Residential
Sub-Type Detached
Style 2 Storey

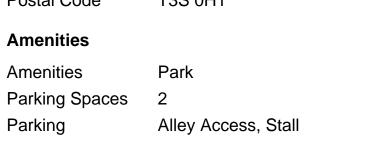
Status Active

Community Information

Address 40 Heirloom Crescent Se

Subdivision Rangeview

City Calgary
County Calgary
Province Alberta
Postal Code T3S 0H1





Interior

Interior Features Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry,

Quartz Counters, Walk-In Closet(s), Vinyl Windows, Low Flow Plumbing

Fixtures, Smart Home, Tankless Hot Water

Appliances Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator,

Washer/Dryer

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Features Lighting, Rain Gutters

Lot Description Back Lane

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed June 12th, 2025

Days on Market 26

Zoning R-G

HOA Fees 523

HOA Fees Freq. ANN

Listing Details

Listing Office Jayman Realty Inc.

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