

80 Heirloom Drive SE  
Calgary, Alberta

MLS # A2212984



**\$579,500**

<b>Division:</b>	Rangeview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,539 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Unfinished, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Vinyl Windows		

**Inclusions:** N/A

Discover this stunning extensively upgraded new-build home in the vibrant, up-and-coming community of Rangeview—a unique garden-to-table neighborhood with future parks, playgrounds, schools, and community gardens featuring side entrance, 3 bedrooms, a bonus area, a small office at the main floor and a lot more to explore.. Thoughtfully designed, this 1,539 sq. ft. single-family lane home blends modern luxury with practical functionality, making it ideal for first-time buyers. The open-concept floor plan features a side entrance, 3 bedrooms, 2.5 bathrooms, a den, and a bonus room. The elevated kitchen is a standout, boasting a large center island with a flush eating bar, stainless steel appliances, and a sleek slide-in smooth-top range. It flows seamlessly into the spacious dining area, overlooking the bright and inviting Great Room. Upstairs, a generous bonus room leads to two bedrooms, a full bath, a convenient second-floor laundry, and the primary suite with a walk-in closet and a 3-piece ensuite. The lower level includes a 3-piece rough-in for future customization?, featuring side entrance and 2 large windows. Conveniently located minutes from South Campus Hospital, the YMCA, shopping, dining, entertainment, and more!