

\$609,900 - 40 Heirloom Crescent Se, Calgary

MLS® #A2230206

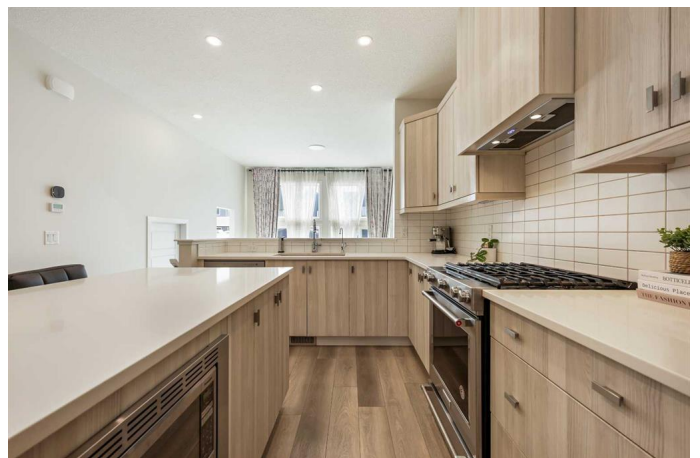
\$609,900

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€”Calgaryâ€™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 todayâ€™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



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	\$609,900
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

Amenities

Amenities	Park
Parking Spaces	2
Parking	Alley Access, Stall

Interior

Interior Features	Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Pantry, Quartz Counters, Smart Home, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)
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	2
Zoning	R-G
HOA Fees	523
HOA Fees Freq.	ANN

Listing Details

Listing Office	Jayman Realty Inc.
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.