

# \$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€™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



## 40 HEIRLOOM CRESCENT SE

RE/CA MEASUREMENT STANDARD - CALGARY AB

MAIN LEVEL (AG) - 827.98 Sq Ft / 76.92 m<sup>2</sup>

UPPER LEVEL (AG) - 773.67 Sq Ft / 71.87 m<sup>2</sup>

TOTAL ABOVE GRADE RMS SIZE - 1601.65 Sq Ft / 148.79 m<sup>2</sup>



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
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Subdivision	Rangeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0H1

### Amenities

Amenities	Park
Parking Spaces	2
Parking	Stall, Alley Access

### 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	14
Zoning	R-G
HOA Fees	523
HOA Fees Freq.	ANN

### Listing Details

Listing Office	Jayman Realty Inc.
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