\$779,900 - 16 Heirloom Drive Se, Calgary

MLS® #A2267914

\$779,900

3 Bedroom, 3.00 Bathroom, 2,101 sqft Residential on 0.06 Acres

Rangeview, Calgary, Alberta

Welcome to this exceptional former showhome of Hopewell Residential, in the award-winning community of Rangeviewâ€"Calgary's first garden-to-table community. Surrounded by scenic wetlands and ponds, Rangeview offers a lifestyle rooted in connection to nature, with orchards, greenhouses, and community gardens that deliver fresh produce right to residents through its unique HOA garden delivery program.

This stunning Grada floorplan offers over 2,000 sq. ft. of refined living space with over \$90,000 in upgrades, all the benefits of building a brand-new home without the stress of the building process, landscaping done, ready to move in. Available for immediate possession, move in before the holidays - think of the Christmas tree in main floor living room! Built to Hopewell's BuiltWell performance standards, it features triple-pane windows for superior energy efficiency, R50 insulation, a 96%+ high-efficiency furnace, low-flow fixtures, and advanced framing with a continuous vapor barrier. Each home is EnerGuide modelled and tested, ensuring verified performance, comfort, and peace of mind.

The open-to-above lifestyle room impresses with soaring ceilings and a striking floor-to-ceiling tiled electric fireplace. The kitchen blends wood and white cabinetry, ceiling-height cabinets, a hood fan, quartz countertops, and Whirlpool stainless steel appliances, with a walk-through pantry







connecting to the mudroom for added convenience. The dining area with built-in bench seating opens onto a fenced backyard and deck with skirting, perfect for gatherings. A main floor office with barn door and built-ins provides functional flexibility. Upstairs offers three bedrooms, a bonus room, and laundry with quartz counters. The primary suite features a massive window, walk-in closet with custom shelving, and a 5-piece ensuite with 10mm glass shower, floor-to-ceiling shower tile, and an extended soaker tub. A secondary bedroom includes a feature wall and walk-in closet.

Hopewell's superior finish standards include 9' foundation walls, hard-surface flooring, and integrated smart home technologyâ€"with a Wi-Fi Ring doorbell, USB/USB-C ports, and smart garage opener. This home also includes extra pot lights througout, spindle rail staircases, air conditioning, in-ground irrigation, Gem lights, a painted double garage, upgraded carpet underlay, and window coverings. The undeveloped basement is ready for your ideas, designed for a future development or legal suite with a side entry already in place. Ideally located near Seton, Auburn Bay, and Mahogany, with quick access to Stoney Trail and Deerfoot Trail, this home combines energy efficiency, craftsmanship, and community living. Built by Hopewell Residential, a Certified Master Builder with over 30 years of award-winning experience, this Rangeview home delivers a lifestyle built on quality, comfort, and sustainability.

Built in 2023

Essential Information

MLS® # A2267914

Price \$779,900

Bedrooms 3

Bathrooms 3.00
Full Baths 2

Half Baths 1

Square Footage 2,101 Acres 0.06 Year Built 2023

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 16 Heirloom Drive Se

Subdivision Rangeview

City Calgary
County Calgary
Province Alberta
Postal Code T3S 0H3

Amenities

Amenities Community Gardens, Park, Picnic Area, Playground, Recreation Room

Parking Spaces 4

Parking Double Garage Attached

of Garages 2

Interior

Interior Features Bathroom Rough-in, Built-in Features, Closet Organizers, Double Vanity,

High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows,

Walk-In Closet(s)

Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage

Control(s), Microwave, Range Hood, Refrigerator, Washer, Window

Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Electric, Living Room, Tile

Has Basement Yes
Basement Full

Exterior

Exterior Features BBQ gas line, Other, Private Entrance, Private Yard, Misting System

Lot Description Back Yard, City Lot, Front Yard, Level, Rectangular Lot, Street Lighting,

Underground Sprinklers, Zero Lot Line

Roof Asphalt

Construction Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed October 31st, 2025

Days on Market 1

Zoning R-G

HOA Fees 525

HOA Fees Freq. ANN

Listing Details

Listing Office RE/MAX First

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