

# \$649,900 - 55 Heirloom Boulevard Se, Calgary

MLS® #A2256567

**\$649,900**

4 Bedroom, 4.00 Bathroom, 1,536 sqft

Residential on 0.06 Acres

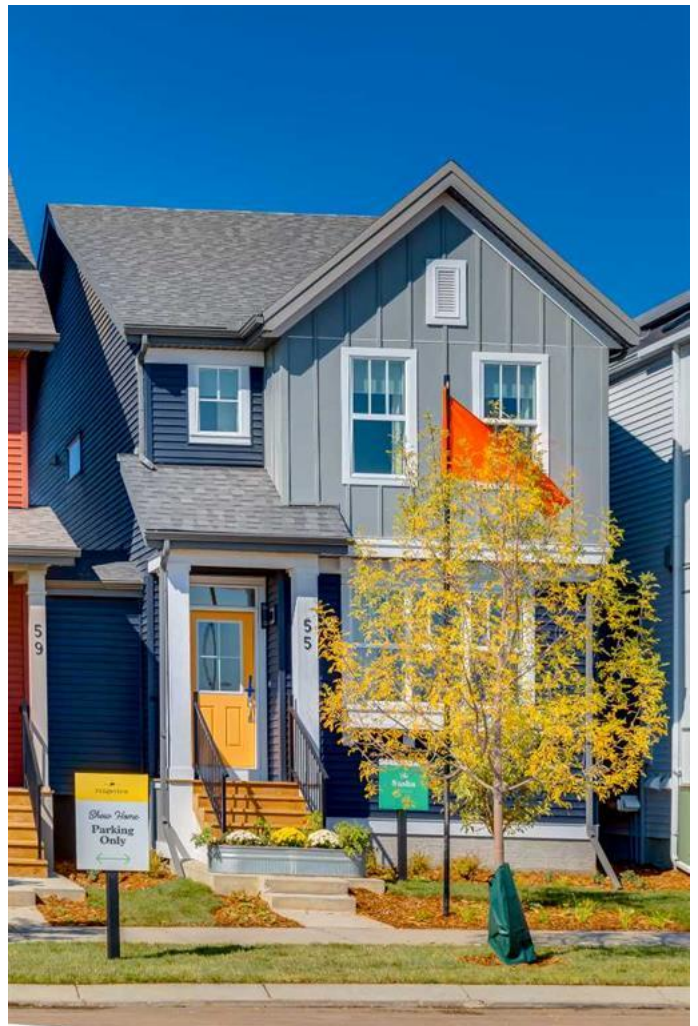
Rangeview, Calgary, Alberta

EVERY SHOWHOME HAS ITS MOMENT WHEN THE DOORS CLOSE ON DISPLAY LIFE AND OPEN TO A REAL FAMILY. For this Sasha model in Rangeview by Section 23, THAT MOMENT HAS ARRIVED. Styled to impress from the very first day, it has lived only as a builder's showcase polished, elevated, and now offered to its very first owner.

Inside, the tone is set by light and materials. Morning sun filters through the EAST-FACING WINDOWS, catching the waterfall edge of the quartz island before carrying across wide-plank hardwood. The kitchen, anchored by a GAS RANGE and finished with a silgranit undermount sink, blends utility with refinement. A POCKET OFFICE near the entry tames weekday clutter, while the living and dining rooms connect easily to the backyard and the community beyond.

Upstairs, family life finds room to breathe. The BONUS ROOM becomes the natural gathering point, whether it's movie night or a quiet Sunday morning. Laundry lands right where it's needed on the bedroom level so weekends feel less like chores and more like time reclaimed. The primary bedroom is paired with a WALK-IN CLOSET AND ENSUITE, while two additional bedrooms keep everyone close but not crowded.

The basement carries its own personality. A



REC ROOM WITH BUILT-IN CABINETRY and a WINE FRIDGE shifts easily from play space to late-night host. A fourth bedroom and full bath make it functional for guests or older kids, while ZONED HEATING AND COOLING keep comfort consistent across every level. Even the details you donâ€™t seeâ€”the 200-amp panel, SPRINKLER SYSTEM, and gas BBQ rough-inâ€”prove this is a home designed to last.

Step outside, and the story widens. Rangeview by Section 23 is Calgaryâ€™s first garden-to-table community, where pathways lead to orchards, neighbours gather around harvest tables, and connection is built into the streetscape itself. Just as the community is designed to nurture, this home was designed to live beautifully from the start.

Tour the showhome while it still carries that titleâ€”before it begins its next chapter as yours.

Built in 2022

**Essential Information**

MLS® #	A2256567
Price	\$649,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,536
Acres	0.06
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address 55 Heirloom Boulevard Se  
Subdivision Rangeview  
City Calgary  
County Calgary  
Province Alberta  
Postal Code T3S 0G9

### Amenities

Amenities Park, Picnic Area, Playg  
Facilities  
Parking Spaces 2  
Parking Alley Access, Double Garag  
Faces Rear  
# of Garages 2

### Interior

Interior Features Built-in Features, Chandelie  
Plumbing Fixtures, Open Flo  
Lighting, See Remarks, Sepa  
Data  
Appliances Central Air Conditioner, Dis  
Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window  
Coverings, Wine Refrigerator  
Heating High Efficiency, Forced Air, Natural Gas, Zoned, Humidity Control  
Cooling Central Air, Full  
Has Basement Yes  
Basement Exterior Entry, Finished, Full

### Exterior

Exterior Features BBQ gas line, Lighting, Private Entrance, Private Yard  
Lot Description Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot,  
Interior Lot, Zero Lot Line  
Roof Asphalt Shingle  
Construction Cement Fiber Board, Mixed, Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed September 25th, 2025  
Days on Market 2  
Zoning R-G



HOA Fees	500
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	CIR Realty
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