$899,900 - 12 Heirloom Drive Se, Calgary

MLS® #A2233565

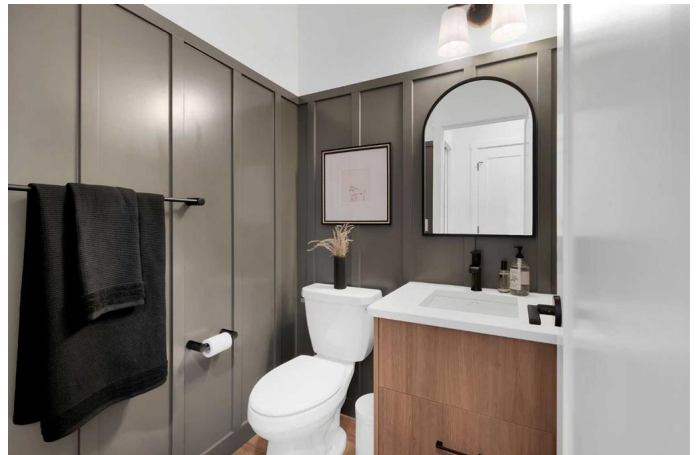**$899,900**
4 Bedroom, 4.00 Bathroom, 2,306 sqft
Residential on 0.08 Acres

Rangeview, Calgary, Alberta

Welcome to 12 Heirloom Drive SE, a stunning former Daytona Homes show home in the heart of Rangeview, Calgary's unique Garden-to-Table community. Brimming with thoughtful upgrades, a developed loft mezzanine, and a fully finished legal basement suite, this home is the perfect mix of luxury, function, and flexibility.

Step inside through the double attached garage into a practical mudroom, which connects directly to a walk-through pantry leading into the beautifully finished kitchen. This space is anchored by a large island and flush eating bar, offering plenty of room for meal prep, casual dining, and entertaining. Premium finishes throughout highlight the show home quality Daytona is known for. Adjacent to the kitchen is a bright nook eating area, and at the back, the great room impresses with its raised ceiling and cozy fireplace. A two-piece bathroom and a welcoming front foyer tie the main level together.

Upstairs, a corner bonus room offers an ideal spot for movie nights or a family play area. Beside it, the spacious primary suite is designed for relaxation, featuring a five-piece ensuite with dual sinks, a freestanding soaker tub, a tiled shower, and a large walk-in closet with two sections for easy organization. Two additional bedrooms share a four-piece bathroom down the hall, along with a generous

laundry room conveniently located for daily ease.

One level up, the bright loft mezzanine adds a special touch, complete with its own balcony and a built-in wet bar â€" perfect for relaxing evenings or entertaining guests with a view of the neighborhood.

Downstairs, the fully finished basement has been developed as a legal suite, offering a complete additional living space with its own bedroom, four-piece bathroom, full kitchen with an eating area, spacious living room, and a spot for a washer and dryer. Itâ€™s the perfect setup for extended family, guests, or rental income.

Living in Rangeview means enjoying a lifestyle centered on community and fresh local food. Residents benefit from shared garden plots, orchards, a central greenhouse, seasonal markets, and an inviting network of parks, pathways, and gathering spaces where neighbors truly connect.

Combining show home quality, smart design, and Rangeviewâ€™s unique charm, 12 Heirloom Drive SE stands out as a home that delivers more than just great living, itâ€™s a place to grow, share, and feel right at home. Book your private tour today and see everything this exceptional property has to offer.

Built in 2024

Essential Information

MLS® #	A2233565
Price	$899,900
Bedrooms	4
Bathrooms	4.00

Full Baths	3
Half Baths	1
Square Footage	2,306
Acres	0.08
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	12 Heirloom Drive Se
Subdivision	Rangeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0H3

Amenities

Amenities	Community Gardens
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator
Heating	Forced Air
Cooling	Full
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Other
Lot Description	Back Yard, City Lot, Interior Lot

Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 22nd, 2025
Days on Market	35
Zoning	R-G
HOA Fees	500
HOA Fees Freq.	ANN

Listing Details

| Listing Office | Royal LePage Benchmark |