

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

MLS® #A2256567

**\$649,900**

4 Bedroom, 4.00 Bathroom, 1,536 sqft

Residential on 0.06 Acres

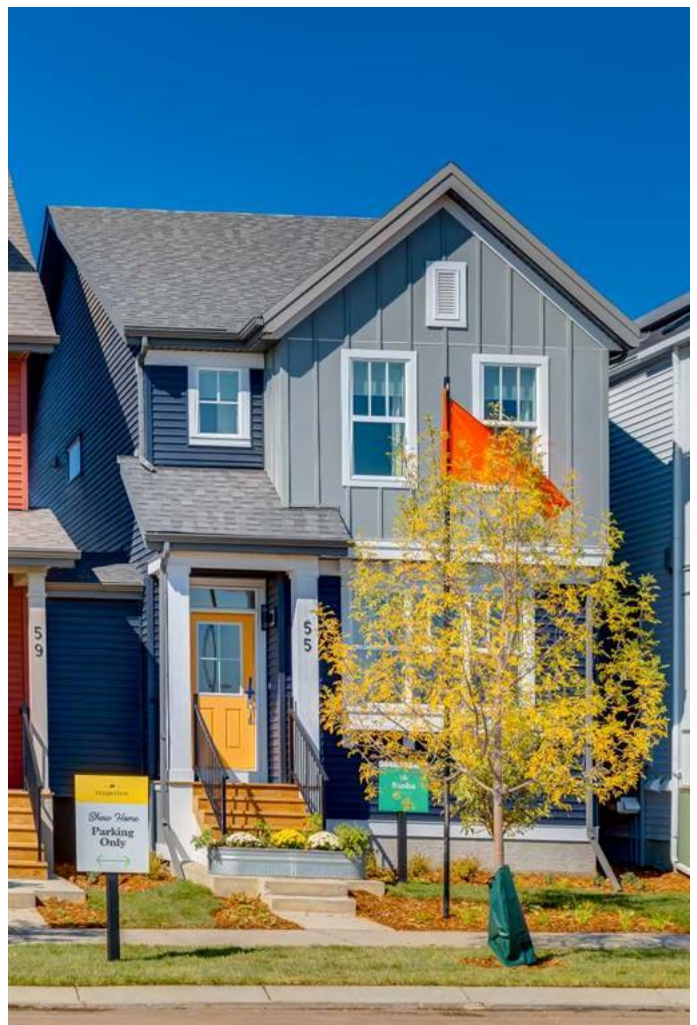
Rangeview, Calgary, Alberta

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 Picnic Area, Recreation Fa  
Park  
Parking Spaces 2  
Parking Double Garage Detached, A  
Faces Rear  
# of Garages 2

**Interior**

Interior Features Built-in Features, High Ceiling  
Quartz Counters, See Rema  
Chandelier, Low Flow Plumb  
Data  
Appliances Dishwasher, Garage Control  
Washer/Dryer Stacked, Window Coverings, Wine Refrigerator, Central  
Air Conditioner, Gas Range  
Heating High Efficiency, Forced Air, Natural Gas, Humidity Control, Zoned  
Cooling Central Air, Full  
Has Basement Yes  
Basement Full

**Exterior**

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

**Additional Information**

Date Listed September 25th, 2025  
Days on Market 56  
Zoning R-G



|                |     |
|----------------|-----|
| HOA Fees       | 500 |
| HOA Fees Freq. | ANN |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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