



GRASSROOTS
REALTY GROUP

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26 Heartwood Villas SE Calgary, Alberta

MLS # A2218889



\$749,900

Division:	Rangeview		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,058 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Other		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Composite Siding, Stone, Vinyl Siding, Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, High Ceilings, Kitchen Island, Separate Entrance, Smart Home, Walk-In Closet(s)		

Inclusions: N/A

Introducing the stunning Stella AS model by Bedrock Homes, showcasing thoughtful design, premium finishes, and Smart Home Technology—included at no extra cost! This home features a separate side entrance to the basement with a 9’ foundation, offering increased ceiling height and future development potential. The main floor includes a spacious bedroom and a full bathroom with a tiled shower, ideal for multi-generational living or guest flexibility. The kitchen is a true showstopper, featuring stainless steel appliances, a chimney hood fan, full-height cabinetry with soft-close drawers, and a functional open layout filled with natural light from added windows. Upstairs, enjoy a luxurious 5-piece ensuite with dual sinks, a fireplace, metal spindle railings, knockdown ceilings, melamine shelving, and a mudroom bench—just a few of the high-end features included. The oversized 20’x22’ front-attached garage with a 16’x8’ overhead door offers generous parking space for larger vehicles. Control your home with ease using the Smart Home System, which includes a video doorbell, smart thermostat, front door lock, and more. RMS size has been measured using builder blueprints in accordance with RMS principles. Photos are of the Showhome and are for illustrative purposes only—actual finishes and upgrades may vary.