



GRASSROOTS
REALTY GROUP

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34 Heartwood Villas SE Calgary, Alberta

MLS # A2232391



\$734,895

Division:	Rangeview		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,340 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Zero Lot Line		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Cement Fiber Board, Composite Siding, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, French Door, Separate Entrance, Smart Home, Walk-In Closet(s)		

Inclusions: N/A

Discover the Elena by Bedrock Homes in Heartwood SE, just minutes from South Health Campus, Seton YMCA, shopping, dining, and more. This well-designed home features a spacious foyer, mudroom with built-in bench and hooks, and a walk-through pantry. The open-concept kitchen offers ceiling-height cabinetry and an oversized island, flowing into a bright great room with added windows and a cozy fireplace. Upstairs, enjoy a central bonus room, two bedrooms, and a luxurious primary bedroom with a walk-in closet and 5-piece ensuite featuring dual sinks, tiled shower, and freestanding soaker tub. Additional highlights include a separate basement entrance, 9’ foundation, metal spindle railings, undermount sinks, and a 22’x22’ garage. Stay connected with Bedrock’s Smart Home System. Heartwood offers trails, parks, wetlands, and planned schools and shops—where modern living meets everyday convenience.