



**GRASSROOTS**  
REALTY GROUP

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## 18 Heartwood Villas SE Calgary, Alberta

**MLS # A2238833**



**\$776,895**

<b>Division:</b>	Rangeview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,299 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Zero Lot Line		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Composite Siding, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Double Vanity, French Door, High Ceilings, Kitchen Island, Pantry, Smart Home, Soaking Tub		

**Inclusions:** N/A

This beautifully designed home features a separate side entry—ideal for potential future basement development. Enjoy a grand open-to-above foyer, 9’ knockdown ceilings, and a versatile main floor flex room perfect for an office or guest space. The upgraded kitchen boasts a chimney hood fan, ceiling-height cabinets, and soft-close drawers. Relax in the luxurious 5-piece ensuite with dual sinks and a tiled shower. Elegant railing with metal spindles, added windows for natural light, and premium finishes throughout. Smart Home Tech included—control your thermostat, door lock, and video doorbell with ease. Basement has 9’ foundation height for added potential. A perfect blend of style, function, and future flexibility! Photos are representative.