



GRASSROOTS
REALTY GROUP

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65 Heartwood Lane SE
Calgary, Alberta

MLS # A2239143



\$671,895

Division:	Rangeview		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,896 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	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, Stone, Vinyl Siding, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, French Door, Pantry, Separate Entrance, Smart Home, Stone Counters		

Inclusions: N/A

This thoughtfully designed home includes a private side entrance with direct basement access—ideal for potential future development. Main floor bedroom with full bath and tiled shower adds flexibility. Features include a “basement foundation, bonus room upstairs, elegant metal spindle railing, and a double front garage (18' x 22'). The kitchen shines with ceiling-height cabinets, a chimney hood fan, and soft-close drawers. Retreat to the 4-piece ensuite with dual sinks and a “shower. Enjoy abundant natural light from oversized windows, a cozy fireplace, knockdown ceilings, and a functional mudroom bench. Smart Home Ready—control your thermostat, door lock, video doorbell & more at no extra cost! Photos are representative.