



GRASSROOTS
REALTY GROUP

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96 Heartwood Lane SE
Calgary, Alberta

MLS # A2241983



\$565,000

Division:	Rangeview		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,580 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Composite Siding, Vinyl Siding, Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

Welcome to the Hudson by Rohit Homes, a thoughtfully designed brand new home in the growing southeast community of Heartwood. Situated on a 27-foot wide lot, and featuring a side entrance, this 3-bedroom, 2.5-bathroom home offers the perfect blend of style, comfort, and functionality. The main floor features an open concept layout centered around a well-appointed kitchen with a large peninsula island, full-height cabinetry, and generous storage. The kitchen flows seamlessly into a bright dining area and an inviting living room with large windows, built-in shelving, and a tray ceiling that defines the space beautifully. A convenient two-piece bathroom completes the main level. Upstairs, the primary bedroom provides a quiet retreat with a walk-in closet and a private ensuite that includes dual sinks and a fully tiled walk-in shower. Two additional bedrooms, a full bathroom, and upper-level laundry offer flexibility and everyday ease for busy households. This home also includes a separate side entrance, providing potential for future basement development. Heartwood is a well-connected new community located close to the South Health Campus, Seton YMCA, and a wide range of shopping and dining options. Residents will enjoy walkable green spaces, a scenic wetland and pond, and future amenities including parks, schools, and commercial space. This home also comes with the full new home warranty program for peace of mind, including 1 year on materials and labour, 2 years on delivery systems, 5 years on the building envelope, and up to 10 years on structural coverage. Whether you're a first-time buyer or planning your next move, the Hudson by Rohit Homes delivers outstanding value in a community designed for long-term livability. Visit our showhome at 84 Heartwood Lane SE to learn more about this and other available homes!

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