



GRASSROOTS
REALTY GROUP

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52 Heartwood Lane SE
Calgary, Alberta

MLS # A2246022



\$577,395

Division:	Rangeview		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,560 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.07 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:	Stone, Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Separate Entrance, Smart Home		

Inclusions: N/A

Discover this beautifully crafted BEDROCK HOME on a TRADITIONAL LOT, featuring a SIDE ENTRY perfect for POTENTIAL FUTURE BASEMENT DEVELOPMENT or PRIVATE ACCESS. Enjoy extra natural light from ADDED WINDOWS in the STAIRWELL and BASEMENT, plus 9' FOUNDATION WALLS for increased ceiling height. A CONCRETE GARAGE PAD with CURB WALLS is ready. Inside, a 50" ELECTRIC FIREPLACE enhances the GREAT ROOM'S modern appeal, complemented by sleek CONTEMPORARY RAILING and LUXURY VINYL PLANK (LVP) FLOORING throughout the MAIN FLOOR. The PRIVATE ENSUITE boasts DUAL SINKS and a WALK-IN SHOWER. 5000K BRIGHT LED LIGHTING fills the home with vibrant energy. Stay comfortable year-round with a HIGH-EFFICIENCY FURNACE, HOT WATER TANK, and HRV SYSTEM. Plus, control your home with ease using the included SMART HOME SYSTEM. Unbeatable Location in BRAND NEW COMMUNITY of HEARTWOOD. Close access to top amenities like the YMCA, HOSPITAL, and more. Photos are representative.