



GRASSROOTS
REALTY GROUP

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28 Heartwood Lane SE
Calgary, Alberta

MLS # A2246189



\$609,900

Division:	Rangeview		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,776 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	3
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Level, Street Lighting, 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:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, French Door, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Smart Home		

Inclusions: N/A

Welcome to THE AURORA – a stunning, smart-designed home combining style and functionality. Featuring a SEPARATE ENTRANCE with direct access to the BASEMENT, this home offers excellent future potential. The MAIN FLOOR BEDROOM and FULL BATHROOM provide convenience and flexibility for guests.. Enjoy elevated comfort with 9’ BASEMENT CEILINGS, ELEGANT METAL SPINDLE RAILINGS, and a COZY FIREPLACE. The gourmet kitchen boasts FULL-HEIGHT CABINETRY, a CHIMNEY HOOD FAN, SOFT-CLOSE DOORS, and a FROSTED PANTRY DOOR. Bathrooms include DUAL UNDERMOUNT SINKS for a touch of luxury. The CONCRETE GARAGE PAD with CURB WALLS is ready for your future garage. THOUGHTFULLY PLACED WINDOWS fill the home with NATURAL LIGHT. Included SMART HOME SYSTEM—at no extra cost. STYLISH FINISHES, MODERN TECH, and proximity to the YMCA and HOSPITAL make THE AURORA a perfect place to call home! Photos are representative.