



GRASSROOTS
REALTY GROUP

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117 Heartwood Lane SE
Calgary, Alberta

MLS # A2249172



\$875,900

Division:	Rangeview		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,305 sq.ft.	Age:	2025 (0 yrs old)
Beds:	6	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Landscaped, Level, Low Maintenance Landscape, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Walk-In Closet(s)		

Inclusions: N/A

The Concord by Trico Homes offers 2,305 sq. ft. of open-concept living, featuring a main-floor bedroom with a full bath and a 2-bedroom legal suite for additional living space. The main floor includes one bedroom, while the upper level includes two secondary bedrooms—each with a walk-in closet—a shared bathroom, laundry room, and a primary bedroom with a walk-in closet and 5-piece ensuite. A central bonus room provides additional living and entertainment space. Notable features include engineered hardwood, 9-ft ceilings, 42-inch upper cabinets, LED pot lights, knockdown ceilings, and modern fixtures. Located in Heartwood, in southeast Calgary, with tree-lined streets, walking paths, and planned parks and amenities. Photos are representative.