



**GRASSROOTS**  
REALTY GROUP

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## 10 Heartwood Villas SE Calgary, Alberta

**MLS # A2254658**



# \$734,895

<b>Division:</b>	Rangeview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,243 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Separate/Exterior Entry, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cement Fiber Board, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Smart Home, Soaking Tub, Walk-In Closet(s)		
<b>Inclusions:</b>	None		

The Amari by Bedrock Homes offers the perfect blend of modern style and thoughtful design in the community of Heartwood, SE Calgary. With 2,243 sq. ft. of beautifully crafted living space, this 4-bedroom, 3-bathroom home is ideal for families of all sizes, complete with a separate side entrance. Step inside through the striking open-to-above foyer. Main floor bedroom and full bath, perfect for guests, a home office, or multigenerational living. The open-concept main floor is designed for connection, featuring a central kitchen with a corner pantry, a bright dining space, and a spacious living room at the rear of the home. A convenient mudroom connects directly to the double attached garage. Upstairs, a large central bonus room offers extra space for relaxation or play, flanked by two secondary bedrooms, a full bathroom, and a well-placed laundry room. The private primary suite is a luxurious retreat, complete with a spa-inspired ensuite and large walk-in closet. The Amari also features a basement with separate entrance, this home adapts to your lifestyle. Smartly designed and beautifully finished, The Amari checks all the boxes for modern family living.