

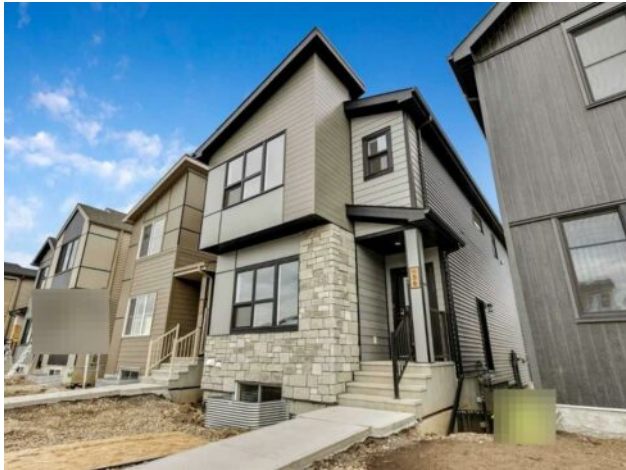


GRASSROOTS
REALTY GROUP

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12 Heartwood Lane SE
Calgary, Alberta

MLS # A2259672



\$640,395

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:	Back Lane, Level, Street Lighting		

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, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Double Vanity, French Door, Kitchen Island, Pantry, Quartz Counters, Separate Entrance, Smart Home, Walk-In Closet(s)		
Inclusions:	N/A		

This stunning home combines style, functionality, and smart living. A separate side entrance offers direct basement access for potential future development or private use while a main floor bedroom and full bathroom provide convenience. The 9' basement foundation, elegant metal spindle railing, and added windows create a bright, spacious feel. The kitchen features a chimney hood fan, ceiling-height cabinetry, and soft-close doors and drawers, complemented by premium finishes like a fireplace, knockdown ceilings, and a frosted pantry door. The ensuite and bathrooms include dual undermount sinks, and a concrete garage pad with curb walls is ready for a future garage. Plus, enjoy Smart Home Technology with thermostat, video doorbell, and front door lock—at no extra cost. Located in the vibrant Heartwood community of SE Calgary, you'll love being steps away from the Seton YMCA, South Health Campus Hospital, and premier shopping, with unmatched convenience right at your door.