



GRASSROOTS
REALTY GROUP

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49 Heartwood Lane SE
Calgary, Alberta

MLS # A2264444



\$713,895

Division:	Rangeview		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,249 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	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, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Smart Home, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: N/A

This stunning 2-storey on a traditional lot offers a side entrance for potential future development + main floor bedroom with full bath. The dramatic open-to-below foyer with vaulted ceilings and a two-storey fireplace create an airy, luxurious ambiance. The chef's kitchen features ceiling-height cabinetry, a chimney hood fan, and soft-close drawers, while abundant windows fill the home with natural light. Upstairs, retreat to the spa-inspired 5-piece ensuite with dual sinks and walk-in shower. Premium upgrades include metal spindle railings, 's knockdown ceilings, undermount sinks, and Smart Home technology. A 's basement foundation provides superior ceiling height and endless future potential. Located in the vibrant Heartwood community of SE Calgary, you're just steps from the Seton YMCA, South Health Campus Hospital, and premier shopping. Photos are representative.