



GRASSROOTS
REALTY GROUP

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**71 Heartwood Villas SE
Calgary, Alberta**

MLS # A2266243

\$794,500



Division:	Rangeview		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,446 sq.ft.	Age:	2025 (1 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Double Vanity, Kitchen Island, Pantry, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to 71 Heartwood Villas SE by Genesis Homes, a 2,446 sq ft two-storey designed for modern family living. With 5 bedrooms and 4 bathrooms, this home provides abundant space and style. The open-concept main floor features a chef-inspired kitchen with quartz countertops, designer cabinetry, and a spacious island that flows into the bright dining and living areas — perfect for entertaining or everyday gatherings. A main-floor bedroom and full bath offer flexibility for guests. Upstairs includes four generous bedrooms plus a bonus room for family relaxation, with the primary bedroom featuring a luxurious ensuite and walk-in closet. Built with Genesis Homes' commitment to craftsmanship and energy efficiency, this home delivers comfort, function, and elegance in the Heartwood community — close to parks, schools, and amenities. Photos are representative.