



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's 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.