



**GRASSROOTS**  
REALTY GROUP

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## 79 Heartwood Villas SE Calgary, Alberta

**MLS # A2268101**



**\$795,500**

<b>Division:</b>	Rangeview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,560 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Low Maintenance Landscape, Street Lighting		

<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	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Double Vanity, Kitchen Island, Pantry, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to 79 Heartwood Villas SE by Genesis Homes, offering 2,560 sq ft of beautifully designed space for modern family living. This 4-bedroom, 2.5-bath home features an open-concept main floor that blends function and sophistication. The kitchen is equipped with quartz countertops, a large island, and designer cabinetry, opening seamlessly to the dining area and great room—perfect for family gatherings and entertaining. Upstairs, a spacious bonus room provides additional living space, while the primary bedroom includes a luxurious ensuite with dual sinks and a walk-in closet. Three secondary bedrooms, a full bathroom, and an upper laundry room complete the level. Built with Genesis Homes’ commitment to quality craftsmanship, energy efficiency, and contemporary design, this home delivers comfort and lasting value. Located in Heartwood, one of southeast Calgary’s newest communities, close to parks, pathways, and amenities. Photos are representative.