



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

95 Heartwood Villas SE Calgary, Alberta

MLS # A2268146



\$724,900

| | | | |
|------------------|---|---------------|------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,072 sq.ft. | Age: | 2025 (1 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Back Yard, Low Maintenance Landscape, 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 95 Heartwood Villas SE by Genesis Homes, offering 2,072 sq ft of modern design and family comfort in the sought-after community of Heartwood. This 3-bedroom, 2.5-bath home features a spacious open-concept main floor with a contemporary kitchen complete with quartz countertops, large island, and designer cabinetry that flows seamlessly into the dining and great room—perfect for family gatherings or entertaining guests. Upstairs, the primary bedroom includes a private ensuite with dual sinks and a walk-in closet, complemented by two additional bedrooms, a full bath, and convenient upper laundry. Quality finishes, energy-efficient construction, and thoughtful design highlight Genesis Homes’ dedication to craftsmanship. Located in southeast Calgary’s Heartwood community, surrounded by parks, pathways, and future amenities, this home offers the perfect balance of lifestyle and value. Photos are representative.