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## 18 Heartwood Villas SE Calgary, Alberta

MLS # A2270227



\$734,895

Division: Rangeview  Type: Residential/House  Style: 2 Storey  Size: 2,299 sq.ft. Age: 2025 (0 yrs old)  Beds: 3 Baths: 2 full / 1 half  Garage: Double Garage Attached  Lot Size: 0.08 Acre  Lot Feat: Back Yard, Zero Lot Line								
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Heating:	Forced Air, Natural Gas	Water:	-	
Floors:	Carpet, Vinyl Plank	Sewer:	-	
Roof:	Asphalt Shingle	Condo Fee:	-	
Basement:	Full	LLD:	-	
Exterior:	Cement Fiber Board, Composite Siding, Stone, Vinyl Siding, Wood Frame	Zoning:	R-G	
Foundation:	Poured Concrete	Utilities:	-	
Features:	Built-in Features, Double Vanity, French Door, High Ceilings, Kitchen Island, Pantry, Smart Home, Soaking Tub			

Inclusions:

N/A

Stunning home with separate side entry— perfect for future basement development! Step into a grand open-to-above foyer with 9' knockdown ceilings and an abundance of natural light. Main floor includes a flex room ideal for office or guests. The chef's kitchen features ceiling-height cabinets, soft-close drawers, chimney hood fan & premium finishes. Upstairs, relax in the luxurious 5-piece ensuite with dual sinks & tiled shower. Elegant metal spindle railings, added windows, and quality upgrades throughout. Enjoy Smart Home Tech for thermostat, door lock & video doorbell. Plus, 9' foundation height in the basement offers exceptional future potential. A rare blend of style, function & flexibility.