



**GRASSROOTS**  
REALTY GROUP

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

**18 Heartwood Villas SE**  
**Calgary, Alberta**

**MLS # A2270227**



**\$724,395**

<b>Division:</b>	Rangeview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,299 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<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, Zero Lot Line		

<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, Composite Siding, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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&mdash;perfect for future basement development! Step into a grand open-to-above foyer with 9&rsquo; knockdown ceilings and an abundance of natural light. Main floor includes a flex room ideal for office or guests. The chef&rsquo;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&rsquo; foundation height in the basement offers exceptional future potential. A rare blend of style, function & flexibility.