



GRASSROOTS
REALTY GROUP

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

21 Heartwood Lane SE
Calgary, Alberta

MLS # A2271676



\$682,395

Division:	Rangeview		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,058 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Level, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, French Door, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Smart Home, Walk-In Closet(s)		
Inclusions:	N/A		

This 4 bed, 3 bath, 2004 sq ft home delivers standout flexibility and elevated style. A private separate entrance leads directly to the basement—perfect for potential future development. The main floor bedroom with a full tiled bath adds convenience for guests or family. A spacious bonus room upstairs offers an ideal spot for movie nights or playtime. Enjoy modern finishes throughout: metal spindle railing, fireplace, knockdown ceilings, melamine shelving, and a functional mudroom bench. The kitchen shines with ceiling-height cabinetry, soft-close drawers, and a chimney hood fan. The primary bedroom features a dual-sink 4-piece ensuite, while a 9' basement foundation expands future possibilities. Smart Home System included—control your lock, thermostat, and video doorbell with ease. Photos are representative.