



GRASSROOTS
REALTY GROUP

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

117 Heartwood Lane SE
Calgary, Alberta

MLS # A2271821



\$829,900

Division:	Rangeview		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,305 sq.ft.	Age:	2025 (0 yrs old)
Beds:	6	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Landscaped, Level, Low Maintenance Landscape, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Walk-In Closet(s)		

Inclusions: N/A

Trico Homes, the heart of home building. Find your ideal home in your favourite community in Calgary & Surrounding Area. The Concord offers 2,305 sq ft of open-concept living, featuring a main-floor bedroom with full bath and a 2-bedroom legal suite for extended family. Upstairs, three secondary bedrooms each include a walk-in closet, along with a shared bath, laundry, and a luxurious primary bedroom with a walk-in closet and 5-piece ensuite. A central bonus room provides space for entertainment and family time. Upgrades include engineered hardwood, 9-ft ceilings, 42-inch upper cabinets, LED pot lights, knockdown ceilings, and modern fixtures. Located in Heartwood, a vibrant southeast Calgary community with tree-lined streets, walking paths, and future parks and amenities. Photos are representative.