



GRASSROOTS
REALTY GROUP

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

85 Heartwood Lane SE
Calgary, Alberta

MLS # A2272181



\$899,900

Division:	Rangeview		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,150 sq.ft.	Age:	2023 (2 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: None

Welcome to this stunning Trico Homes SHOW HOME WITH A LEGAL BASEMENT SUITE, now available for purchase with a guaranteed LEASEBACK! This is one of the most secure and desirable investment opportunities on the market — own a premium show home and enjoy stress-free, reliable monthly income while Trico continues to use the property for sales and marketing. This is NOT a residential tenancy — Trico remains in full care and control of the home throughout the leaseback term. Property Highlights: Professionally designed and fully upgraded SHOWHOME, Premium finishes, designer selections, and expert craftsmanship throughout, Beautifully landscaped, fully completed inside and out, Thoughtfully curated décor & furnishings (if included, depending on agreement), Immaculately maintained by Trico during the entire leaseback. Leaseback Highlights: Trico pays 7.5% – an exceptional return rarely offered in today’s market! Trico maintains full responsibility for: Utilities, Maintenance Showhome care & presentation, Guaranteed monthly payments, Flexible term — Trico maintains use of the home until sales are complete in the community. Zero hassle: Trico takes care of everything while you build equity in a premium asset. Location: Located in the highly sought-after community of Rangeview, offering a blend of natural surroundings, walking paths, future amenities, and family-friendly living. Perfect For: Investors seeking reliable, hassle-free income, Buyers wanting to secure a future home but delay possession, Anyone wanting a beautifully finished home, kept in show home condition. Don't miss out on this opportunity - visit the showhome today! *Photos are taken from the Showhome and measurements are pulled from builder drawings*

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