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## 89 Heartwood Lane SE Calgary, Alberta

MLS # A2272189



\$829,900

Division: Rangeview Residential/House Type: Style: 2 Storey Size: 2,299 sq.ft. Age: 2023 (2 yrs old) **Beds:** Baths: Garage: Double Garage Attached, Garage Faces Front Lot Size: 0.07 Acre Lot Feat: Back Yard

**Heating:** Water: Forced Air Floors: Sewer: Carpet, Tile, Vinyl Plank Roof: Condo Fee: Asphalt Shingle **Basement:** LLD: Full Exterior: Zoning: Vinyl Siding R-G Foundation: **Poured Concrete Utilities:** 

Features: Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)

Inclusions: None

Welcome to this stunning Trico Homes SHOW HOME WITH FULL 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\*