



GRASSROOTS
REALTY GROUP

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

7153 Rangeview Avenue SE
Calgary, Alberta

MLS # A2273226



\$499,900

Division:	Rangeview		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,506 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: NA

Welcome to The Talo by Rohit Homes in Heartwood, Calgary's exciting new master-planned community. This home is an incredible find, offering NO CONDO FEES and exceptional value with full front and back landscaping and a detached double garage already completed. Step inside to a bright, open-concept main floor designed for effortless modern living. The stunning kitchen is the heart of the home, featuring a nearly 10-foot island, perfect for entertaining or casual meals. Thoughtful details like the built-in rear entry bench and discreet powder room enhance daily function. Upstairs, the private primary suite offers a true retreat with a walk-in closet and private ensuite. You'll also find two spacious additional bedrooms, a full bathroom, a versatile central flex area, and the convenience of upper-floor laundry. The home is finished in the timeless Neoclassical Revival palette, showcasing cohesive, elevated design throughout. For added flexibility, a separate side entry leads directly to the unfinished basement, presenting huge potential for future development. Enjoy peace of mind with the full New Home Warranty program. Located just minutes from the South Health Campus, Seton YMCA, and Public Library, Heartwood is surrounded by future schools, parks, and trails. Don't miss this opportunity for convenience and connection.