



GRASSROOTS
REALTY GROUP

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**5 Heartwood Lane SE
Calgary, Alberta**

MLS # A2280922

\$871,395



Division:	Rangeview		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,613 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Corner Lot, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Composite Siding, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, French Door, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this Bedrock Homes quick possession, ideally located on a premium corner lot in the vibrant Heartwood community of SE Calgary. Offering over 2,500 sq ft of thoughtfully designed living space, this home features a central flex room perfect for a home office or guest area, and a striking open-to-below staircase that fills the home with natural light. The chef's kitchen is equipped with built-in microwave, chimney hood fan, and a large island that opens to the dining area and great room; ideal for entertaining. A 50" electric fireplace adds warmth and style, while metal spindle railings and custom melamine shelving elevate the finish throughout. Upstairs, enjoy a spacious bonus room and retreat to the luxurious primary bedroom featuring a freestanding tub, tiled shower, dual sinks, and private water closet. Complete with a walk-through mudroom and pantry and double attached garage, this home offers exceptional comfort, design, and location close to amenities and parks. Photos are representative.