



**5 Heartwood Lane SE
Calgary, Alberta**

MLS # A2280922



\$849,900

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|------------------|------------------------|---------------|------------------|
| 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.