



**GRASSROOTS**  
REALTY GROUP

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**5 Heartwood Lane SE**  
**Calgary, Alberta**

**MLS # A2280922**



**\$871,395**

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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Composite Siding, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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.