



GRASSROOTS
REALTY GROUP

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226 Heartwood Parade SE
Calgary, Alberta

MLS # A2281463



\$561,645

Division: Rangeview

Type: Residential/Triplex

Style: 2 Storey

Size: 1,462 sq.ft. **Age:** 2026 (0 yrs old)

Beds: 3 **Baths:** 2 full / 1 half

Garage: Double Garage Detached

Lot Size: 0.06 Acre

Lot Feat: Back Lane, Level, Zero Lot Line

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: TBD

Foundation: Poured Concrete

Utilities: -

Features: Double Vanity, Kitchen Island, Pantry, Quartz Counters, Separate Entrance, Smart Home, Walk-In Closet(s)

Inclusions: N/A

Welcome to this no-condo-fee end-unit 2-storey townhome by Bedrock Homes, located in the vibrant Heartwood community. This home features a double detached garage on a concrete pad and the added privacy of a side entrance. The thoughtfully designed layout offers 3 bedrooms and 2.5 bathrooms, perfect for families or professionals. The spacious primary bedroom includes a large walk-in closet and a private ensuite with dual sinks. Bright, functional living spaces and modern finishes complete the home, with easy access to parks, schools, and everyday amenities. A fantastic opportunity to own a low-maintenance home in a growing neighborhood.