



**GRASSROOTS**  
REALTY GROUP

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

**226 Heartwood Parade SE**  
**Calgary, Alberta**

**MLS # A2281463**



**\$561,645**

<b>Division:</b>	Rangeview		
<b>Type:</b>	Residential/Triplex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,462 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 Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Level, Zero Lot Line		

<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>	TBD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, Pantry, Quartz Counters, Separate Entrance, Smart Home, Walk-In Closet(s)		
<b>Inclusions:</b>	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.