



GRASSROOTS
REALTY GROUP

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75 Heartwood Villas SE Calgary, Alberta

MLS # A2281913



\$768,000

Division:	Rangeview		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,408 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Faces Front, On Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Interior Lot, Rectangular Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Smart Home, Soaking Tub, Walk-In Closet(s)		
Inclusions:	Builder's Appliance Package		

Welcome to the Eleanor model by Genesis Builders Group — a stunning move-in ready, brand new home in the award-winning Heartwood community. This beautifully crafted residence offers approximately 2,408 sq ft of inspired living space with top-of-the-line finishes and thoughtful design throughout. Step into a bright and open main floor where large windows flood the space with natural sunlight, highlighting the quartz countertops, full-height cabinets, and expansive kitchen island with barstool seating — ideal for gatherings. Pendant and recessed lighting accent every detail, while a cozy fireplace adds both style and comfort to the great room. A convenient 2-piece powder room and a dedicated main-level office complete this level, blending functionality with modern elegance. Upstairs you'll find a well-planned layout with three generous bedrooms, two luxurious 5-piece bathrooms, upper level laundry, and a comfortable family room/bonus space — perfect for evenings with family or quiet relaxation. The primary bedroom is your private retreat featuring a spa-inspired 5-piece ensuite with a deep soaking tub, walk-in shower, double vanities, and private water closet. Bedrooms two and three share a stylish 5-piece bathroom with double vanities and a tub/shower combo. Additional highlights include a double garage with 4 parking spaces, luxury vinyl plank and carpet flooring, and the opportunity to finish the full basement to your needs. This home offers exceptional craftsmanship, light-filled interiors, and premium design features. Located in the vibrant Heartwood community with future parks, pathways, schools, and amenities close by, this home delivers lifestyle, comfort, and long-term value — all ready for you to move in and enjoy! Genesis Builders Group follows the First-Time Home Buyer GST/HST Rebate to

eliminate the 5% GST on qualifying new homes (up to \$1 million) for qualifying first time home buyers. Hurry and book a showing at this gorgeous brand new Genesis home today!