



**GRASSROOTS**  
REALTY GROUP

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**230 Heartwood Parade SE**  
**Calgary, Alberta**

**MLS # A2284615**



**\$482,895**

<b>Division:</b>	Rangeview		
<b>Type:</b>	Residential/Triplex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,351 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, Parking Pad		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Yard, 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>	Built-in Features, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Smart Home, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to this no-condo-fee, mid-unit 2-storey townhome by Bedrock Homes—an ideal low-maintenance home in a growing neighborhood. Enjoy the convenience of a double-car garage on a concrete pad and a thoughtfully designed interior. The modern kitchen features ceiling-height cabinetry with soft-close drawers throughout and a large walk-in pantry. A functional mudroom includes a built-in bench and hooks for everyday organization. Upstairs, the spacious primary bedroom offers a large walk-in closet and a private ensuite with dual sinks and a walk-in shower. The 9’s basement foundation provides increased ceiling height and includes a bathroom rough-in, ready for potential future development. Additional highlights include knockdown ceilings throughout and Bedrock’s Smart Home package with a smart thermostat and keypad front door lock—included at no extra charge.