

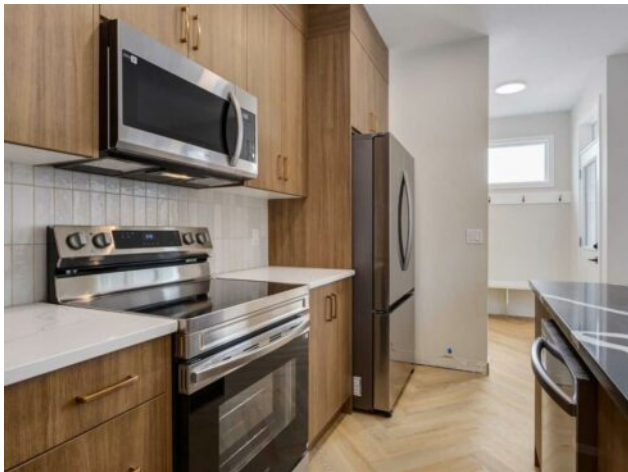


GRASSROOTS
REALTY GROUP

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7189 Rangeview Avenue SE
Calgary, Alberta

MLS # A2287680



\$499,900

Division:	Rangeview		
Type:	Residential/Triplex		
Style:	2 Storey		
Size:	1,506 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions:	na
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Welcome to the Talo by Rohit Homes, a brand new no condo fee home in the southeast Calgary community of Heartwood. This new construction home in SE Calgary includes front and rear landscaping and a completed double detached garage, offering turnkey value rarely found at this price point. Designed for modern living, the main floor features a bright open concept layout with spacious living and dining areas anchored by an oversized kitchen island. The kitchen is ideal for entertaining, everyday meals, and family gatherings. A built-in bench at the rear entry adds practical storage, while the discreetly located powder room enhances functionality. Upstairs, the primary suite includes a walk-in closet and private ensuite, creating a comfortable retreat. Two additional bedrooms, a full bathroom, and a central bonus space provide flexibility for a home office, study area, or playroom. Upper-floor laundry adds everyday convenience. Finished in Rohit Homes's Neoclassical Revival interior palette, this home blends classic architectural influence with modern finishes for a cohesive look throughout. The unfinished basement offers excellent future development potential to expand your living space over time. Full Alberta New Home Warranty coverage is included. Located in Heartwood SE Calgary, residents enjoy quick access to South Health Campus, Seton YMCA, Calgary Public Library, shopping, restaurants, parks, and planned future schools. If you are searching for a new build home in southeast Calgary with a double detached garage and no condo fees, this home is worth your attention.