



GRASSROOTS
REALTY GROUP

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18 Heartwood Villas SE
Calgary, Alberta

MLS # A2294055



\$708,645

Division:	Rangeview		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,299 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, 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, Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, French Door, High Ceilings, Kitchen Island, Pantry, Smart Home, Soaking Tub		

Inclusions: n/a

PRICE REDUCED!! Located in the highly desirable Heartwood community with parks, pathways, and nearby schools, this home features a separate side entry, perfect for a potential future basement development. Step into a bright open-to-above foyer with 9' knockdown ceilings and abundant natural light. The main floor offers a versatile flex room for office or guests and a chef-inspired kitchen with ceiling-height cabinets, soft-close drawers, a sleek chimney hood fan, premium finishes, abundant natural and recessed lighting, and ample storage. Upstairs, the primary bedroom boasts a 5-piece ensuite with dual sinks, a tiled shower and a soaker tub, while two additional bedrooms share a full bathroom and a bonus room provides space for family or study. Elegant metal spindle railings, added windows, thoughtful quality upgrades, Smart Home technology, and a 9' basement foundation height complete this move-in ready home.