



**8 Heartwood Lane SE  
Calgary, Alberta**

**MLS # A2302062**



**\$694,900**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,653 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air	<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>	Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Dryer

Welcome to this stunning, brand-new 2025-built laned home in the sought-after community of Heartwood, complete with a fully finished 2-bedroom LEGAL basement suite and a DOUBLE DETACHED GARAGE offering the perfect blend of modern living, income potential, and everyday convenience. Ideally located within walking distance to the Seton YMCA, South Health Campus, schools, shopping, and restaurants, this home delivers an unbeatable lifestyle in one of Calgary's fastest-growing neighbourhoods. The main floor features a bright, open-concept layout ideal for both daily living and entertaining, highlighted by a versatile main floor bedroom or home office perfect for remote work or multi-generational living. The contemporary kitchen showcases upgraded cabinetry with cabinets to the ceiling, upgraded tile finishes, and a stylish flow into the spacious living and dining areas, enhanced by added potlights and a cozy fireplace that adds warmth and character. Upstairs, enjoy a generous bonus room, perfect for a family lounge or media area, along with well-sized secondary bedrooms and a full bathroom. The primary suite offers a private retreat with ample closet space and a modern ensuite. The fully finished 2-bedroom legal basement suite features a private entrance and functional layout, providing an excellent opportunity for rental income or extended family living. Situated on a quiet street in a growing, family-friendly community, this turnkey property delivers outstanding value, flexibility, and long-term investment potential. Book your private showing today and experience everything this exceptional home has to offer.