

# \$764,900 - 42 Heartwood Villas Se, Calgary

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MLS® #A2205456

## \$764,900

3 Bedroom, 3.00 Bathroom, 2,202 sqft  
Residential on 0.07 Acres

Rangeview, Calgary, Alberta

Welcome to Heartwood, one of SE Calgary's most desirable communities. Known for its family-friendly atmosphere, Heartwood offers easy access to parks, pathways, and top-rated schools, along with nearby shopping, dining, and transit options, including Southcentre Mall and major routes like Deerfoot Trail. This stunning home features a separate basement entrance, a versatile main floor flex room, and an open-to-below design with vaulted ceilings and a two-storey fireplace for a grand feel. The 5-piece ensuite includes dual sinks and a tiled shower for added luxury. High-end finishes like soft-close cabinetry, metal spindles, and knockdown ceilings enhance the home's appeal. With a 9' basement ceiling and extra windows for natural light, this home feels spacious and bright. Included is a Smart Home System for easy control of your thermostat, video doorbell, locks, and more. Experience modern living in this prime location with all the amenities Heartwood has to offer. Photos are representative.



Built in 2025

### Essential Information

MLS® #	A2205456
Price	\$764,900
Bedrooms	3
Bathrooms	3.00

Full Baths	2
Half Baths	1
Square Footage	2,202
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	42 Heartwood Villas Se
Subdivision	Rangeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S0E2

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Bathroom Rough-in, Double Vanity, Kitchen Island, Open Floorplan, Pantry, See Remarks, Separate Entrance, Smart Home, Soaking Tub, Sump Pump(s), Vaulted Ceiling(s), Wired for Data
Appliances	Dishwasher, Electric Range, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Insert
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Rain Gutters
Lot Description	Back Yard, Level, Street Lighting

Roof	Asphalt Shingle
Construction	Cement Fiber Board, Composite Siding, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 25th, 2025
Days on Market	18
Zoning	R1-U

### **Listing Details**

Listing Office	Bode Platform Inc.
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