

# \$609,900 - 52 Heartwood Lane Se, Calgary

MLS® #A2217702

**\$609,900**

3 Bedroom, 2.00 Bathroom, 1,564 sqft

Residential on 0.07 Acres

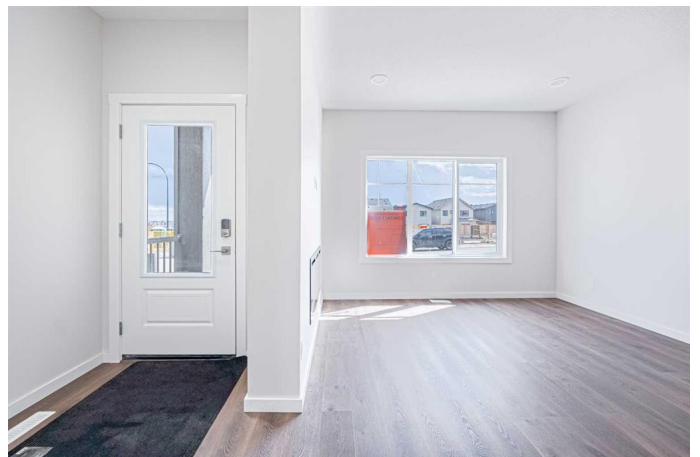
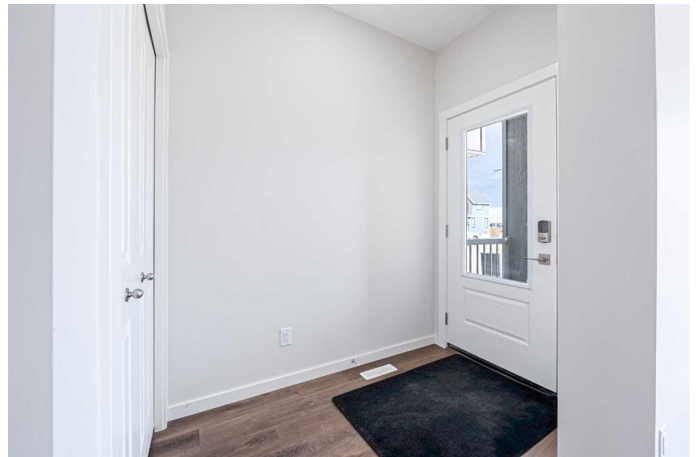
Rangeview, Calgary, Alberta

Introducing our new listing in the vibrant \*Rangeview\* Heartwood community, a beautifully upgraded 3 bedroom, 2.5 bath home that perfectly combines modern style and smart living. This stunning Elise N Model by Bedrock Homes offers a separate side entrance to the basement, ideal for future development or rental potential. Enjoy the elegance of 9'™ basement ceiling, custom ceiling height kitchen cabinetry with soft close drawers and a cozy fireplace that adds warmth to the open concept main floor. The spacious primary bedroom features a luxurious ensuite with dual undermount sinks and a tiled glass door shower. Additional highlights include a concrete garage pad with curb walls, knockdown ceilings, large windows for abundant natural light and a frosted glass pantry door. Plus, the Smart Home System puts control of your thermostat, video doorbell, front door lock and more right at your fingertips. This is modern family living at its best, schedule your showing today

Built in 2025

## Essential Information

MLS® #	A2217702
Price	\$609,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2



Square Footage	1,564
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	52 Heartwood Lane Se
Subdivision	Rangeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0R1

### Amenities

Parking Spaces	2
Parking	Parking Pad

### Interior

Interior Features	Double Vanity, Kitchen Island, Open Floorplan, Pantry
Appliances	Other
Heating	None
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Family Room
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished

### Exterior

Exterior Features	None
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 4th, 2025
Days on Market	2
Zoning	R1-U

## **Listing Details**

Listing Office	eXp Realty
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