

# \$649,900 - 72 Heartwood Lane Se, Calgary

MLS® #A2205460

## \$649,900

4 Bedroom, 3.00 Bathroom, 1,775 sqft

Residential on 0.06 Acres

Rangeview, Calgary, Alberta

Welcome to Heartwood, one of the most sought-after communities in SE Calgary, offering easy access to parks, schools, shopping, and transit. Enjoy the convenience of nearby Southcentre Mall, Deerfoot Trail, and Macleod Trail. This beautiful home features a separate basement entrance, a main floor bedroom, and a full bathroom with a tiled shower. The 9' basement foundation adds extra ceiling height, and metal spindles throughout provide a modern touch. The kitchen boasts a chimney hood fan, stainless steel appliances, cabinetry to the ceiling, and soft-close drawers. Extra windows flood the home with natural light, and the rear veranda with stairs leads to the yard. The ensuite and upper main floor bathrooms feature dual undermount sinks. A concrete garage pad with curb walls is in place for a future garage. High-end finishes include a fireplace, knockdown ceilings, and more. Plus, enjoy the included Smart Home System, giving you control of your thermostat, video doorbell, and locks. Photos are representative.



Built in 2025

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2205460  |
| Price     | \$649,900 |
| Bedrooms  | 4         |
| Bathrooms | 3.00      |

|                |             |
|----------------|-------------|
| Full Baths     | 3           |
| Square Footage | 1,775       |
| Acres          | 0.06        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 72 Heartwood Lane Se |
| Subdivision | Rangeview            |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3S0R1               |

### Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Double Vanity, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Bathroom Rough-in, Smart Home |
| 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 | None, Rain Gutters  |
| Lot Description   | Back Lane   |
| Roof              | Asphalt Shingle   |
| Construction      | Composite Siding, Metal Siding, Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete   |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 28th, 2025 |
| Days on Market | 36               |
| Zoning         | R1-U             |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Bode Platform Inc. |
|----------------|--------------------|

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