

# \$699,900 - 76 Heartwood Lane Se, Calgary

MLS® #A2223653

**\$699,900**

4 Bedroom, 3.00 Bathroom, 1,793 sqft

Residential on 0.06 Acres

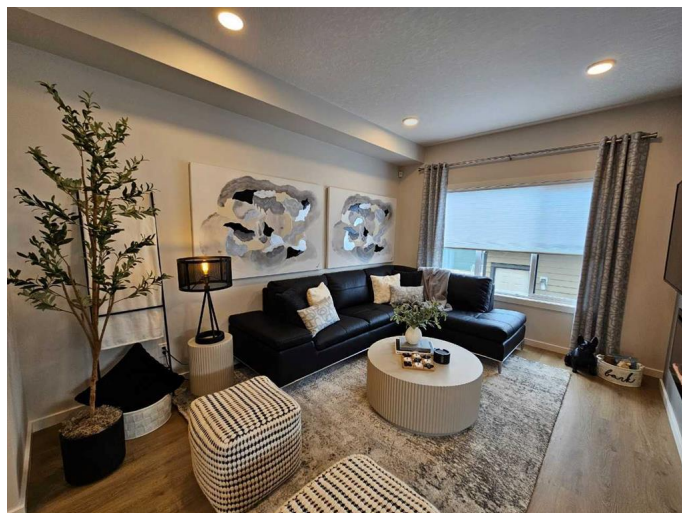
Rangeview, Calgary, Alberta

This stunning 1,740 sq ft home offers 4 bedrooms and 3 full bathrooms, including a main floor bedroom with a full tiled shower—perfect for guests. Designed with functionality and style, it features a side entrance for future basement development, 9'™ basement foundation for added height, and a concrete garage pad with curb walls for a future garage. With elegant touches like metal spindle railings, knockdown ceilings, a 50" electric fireplace, frosted pantry door, and LED disc lighting throughout. The chef's™ kitchen boasts full-height cabinetry, soft-close drawers, and dual undermount sinks in the ensuite with a tiled shower. A rear veranda with stairs to the yard and modern convenience with a Smart Home System—control your thermostat, video doorbell, front door lock, and more at no extra cost.

Built in 2025

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2223653  |
| Price          | \$699,900 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,793     |
| Acres          | 0.06      |
| Year Built     | 2025      |



|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | 2 Storey    |
| Status   | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 76 Heartwood Lane Se |
| Subdivision | Rangeview            |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3M 2K1              |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Double Vanity, French Door, Kitchen Island, Pantry, Separate Entrance, Smart Home, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave, Range Hood, Refrigerator            |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Electric, Insert   |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Private Entrance  |
| Lot Description   | Back Yard, Level, Zero Lot Line                                       |
| Roof              | Asphalt Shingle   |
| Construction      | Cement Fiber Board, Composite Siding, Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete   |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 22nd, 2025 |
| Days on Market | 20             |
| Zoning         | TBD            |

**Listing Details**

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

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