72 Heartwood Lane SE
Calgary, Alberta

MLS # A2205460

$649,900

Division:	Rangeview
Type:	Residential/House
Style:	2 Storey

Size:	1,775 sq.ft.	**Age:**	2025 (0 yrs old)
Beds:	4	**Baths:**	3

Garage:	Parking Pad
Lot Size:	0.06 Acre
Lot Feat:	Back Lane

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full, Unfinished	**LLD:**	-
Exterior:	Composite Siding, Metal Siding , Stone, Vinyl Siding, Wood Frame	**Zoning:**	R1-U
Foundation:	Poured Concrete	**Utilities:**	-

Features: Bathroom Rough-in, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Smart Home

Inclusions: N/A

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.