

34 Heartwood Villas SE
Calgary, Alberta

MLS # A2209385



\$774,900

Division:	Rangeview		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,340 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Level, Street Lighting		
Heating:	Forced Air, Natural Gas		Water: -
Floors:	Carpet, Vinyl Plank		Sewer: -
Roof:	Asphalt Shingle		Condo Fee: -
Basement:	Full, Unfinished		LLD: -
Exterior:	Cement Fiber Board, Composite Siding, Stone, Vinyl Siding, Wood Frame		Zoning: R1-U
Foundation:	Poured Concrete		Utilities: -
Features:	Built-in Features, Double Vanity, French Door, Open Floorplan, Pantry, See Remarks, Separate Entrance		
Inclusions:	N/A		

Discover the Elena Model by Bedrock Homes in the vibrant new community of Heartwood—ideally located near the South Calgary Health Campus, Seton YMCA, shopping, dining, and more. This beautifully designed home features a spacious Foyer, Mudroom with Built-in Bench and Hooks, and a Walk-Through Pantry. The open-concept Kitchen includes Ceiling-Height Cabinetry, an Oversized Island, and Stainless Steel Appliances. Enjoy a bright Great Room with added Windows and a cozy Fireplace. Upstairs offers a Bonus Room, Two Bedrooms, and a Luxurious Primary Suite with Walk-In Closet and a 5-Piece Ensuite with Dual Sinks, Tiled Shower, and Freestanding Soaker Tub. Extras include a Separate Basement Entrance, 9’ Foundation, Metal Spindle Railings, and Undermount Sinks. The 22’x22’ Garage fits larger vehicles. Stay connected with Bedrock’s included Smart Home System. Heartwood offers Trails, Parks, Wetlands, and future Schools and Shops—where lifestyle meets convenience. Photos are representative.