

38 Heartwood Villas SE  
Calgary, Alberta

MLS # A2217905

\$774,900

Division:	Rangeview		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,258 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, Open Floorplan, Pantry, See Remarks, Separate Entrance		

Inclusions: N/A

Welcome to this stunning 2,258 SQ FT+ front garage home that perfectly blends style and functionality. Featuring 4 spacious bedrooms and 3 full bathrooms and a bonus room. This home offers the ideal layout for growing families. A rare main floor bedroom with a full 3 piece bath provides added convenience for guests or multi generational living. Step into an impressive open-to-below foyer with elegant stair railings and upgraded light fixtures that create a warm and inviting atmosphere. The bright and spacious living area boasts a sleek electric fireplace, perfect for cozy gatherings. The chef's kitchen is equipped with quartz countertops, undermount sinks and a large island, perfect for both everyday living and entertaining. Enjoy the functionality of a generous mudroom and the added convenience of double vanities in the upper bathrooms. The side entrance to the basement with 9' ceilings offers great future potential for development or rental opportunities. Don't miss the chance to own this upgraded beauty with thoughtful design and premium finishes throughout. Book your showing today!