

34 Heartwood Villas SE  
Calgary, Alberta

MLS # A2232391

\$734,895

|           |                          |        |                  |
|-----------|--------------------------|--------|------------------|
| 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   |        |                  |
| Lot Size: | 0.08 Acre                |        |                  |
| Lot Feat: | Back Yard, Zero Lot Line |        |                  |

|             |                                                                              |            |     |
|-------------|------------------------------------------------------------------------------|------------|-----|
| 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, Vinyl Siding, Wood Frame               | Zoning:    | R-G |
| Foundation: | Poured Concrete                                                              | Utilities: | -   |
| Features:   | Double Vanity, French Door, Separate Entrance, Smart Home, Walk-In Closet(s) |            |     |

Inclusions: N/A

Discover the Elena by Bedrock Homes in Heartwood SE, just minutes from South Health Campus, Seton YMCA, shopping, dining, and more. This well-designed home features a spacious foyer, mudroom with built-in bench and hooks, and a walk-through pantry. The open-concept kitchen offers ceiling-height cabinetry and an oversized island, flowing into a bright great room with added windows and a cozy fireplace. Upstairs, enjoy a central bonus room, two bedrooms, and a luxurious primary bedroom with a walk-in closet and 5-piece ensuite featuring dual sinks, tiled shower, and freestanding soaker tub. Additional highlights include a separate basement entrance, 9' foundation, metal spindle railings, undermount sinks, and a 22'x22' garage. Stay connected with Bedrock's Smart Home System. Heartwood offers trails, parks, wetlands, and planned schools and shops—where modern living meets everyday convenience.