

34 Heartwood Villas SE
Calgary, Alberta

MLS # A2209385

\$754,900

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, and an Oversized Island.. Enjoy a bright Great Room with added Windows and a cozy Fireplace. Upstairs offers a Bonus Room, Two Bedrooms, and a Luxurious Primary bedroom with Walk-In Closet and a 5-Piece Ensuite with Dual Sinks, Tiled Shower, and Freestanding Soaker Tub. Extras include a Separate Basement Entrance, ' Foundation, Metal Spindle Railings, and Undermount Sinks. The ' 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.