

52 Heartwood Lane SE  
Calgary, Alberta

MLS # A2217702



**\$589,900**

<b>Division:</b>	Rangeview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,564 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	None	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1-U
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, Open Floorplan, Pantry		

<b>Inclusions:</b>	N/A
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Introducing our new listing in the vibrant \*Rangeview\* Heartwood community, a beautifully upgraded 3 bedroom, 2.5 bath home that perfectly combines modern style and smart living. This stunning Elise N Model by Bedrock Homes offers a separate side entrance to the basement, ideal for future development or rental potential. Enjoy the elegance of 9' basement ceiling, custom ceiling height kitchen cabinetry with soft close drawers and a cozy fireplace that adds warmth to the open concept main floor. The spacious primary bedroom features a luxurious ensuite with dual undermount sinks and a tiled glass door shower. Additional highlights include a concrete garage pad with curb walls, knockdown ceilings, large windows for abundant natural light and a frosted glass pantry door. Plus, the Smart Home System puts control of your thermostat, video doorbell, front door lock and more right at your fingertips. This is modern family living at its best, schedule your showing today