

71 Heartwood Villas SE  
Calgary, Alberta

MLS # A2266243



\$794,500

Division:	Rangeview		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,446 sq.ft.	Age:	2025 (0 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Street Lighting		
Heating:	Forced Air, Natural Gas		Water: -
Floors:	Carpet, Vinyl Plank		Sewer: -
Roof:	Asphalt Shingle		Condo Fee: -
Basement:	Full, Unfinished		LLD: -
Exterior:	Stone, Vinyl Siding, Wood Frame		Zoning: R-G
Foundation:	Poured Concrete		Utilities: -
Features:	Bathroom Rough-in, Double Vanity, Kitchen Island, Pantry, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to 71 Heartwood Villas SE by Genesis Homes, a 2,446 sq ft two-storey designed for modern family living. With 5 bedrooms and 4 bathrooms, this home provides abundant space and style. The open-concept main floor features a chef-inspired kitchen with quartz countertops, designer cabinetry, and a spacious island that flows into the bright dining and living areas – perfect for entertaining or everyday gatherings. A main-floor bedroom and full bath offer flexibility for guests. Upstairs includes four generous bedrooms plus a bonus room for family relaxation, with the primary bedroom featuring a luxurious ensuite and walk-in closet. Built with Genesis Homes’s commitment to craftsmanship and energy efficiency, this home delivers comfort, function, and elegance in the Heartwood community – close to parks, schools, and amenities. Photos are representative.