

89 Heartwood Lane SE  
Calgary, Alberta

MLS # A2280526



## \$929,900

<b>Division:</b>	Rangeview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,299 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	5
<b>Garage:</b>	Double Garage Attached, Garage Faces Front		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard		

**Heating:** Forced Air

**Water:** -

**Floors:** Carpet, Tile, Vinyl Plank

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Vinyl Siding

**Zoning:** R-G

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)

**Inclusions:** None

Welcome to this stunning Trico Homes SHOW HOME WITH FULL LEGAL BASEMENT SUITE, now available for purchase with a guaranteed LEASEBACK! This is one of the most secure and desirable investment opportunities on the market &mdash; own a premium show home and enjoy stress-free, reliable monthly income while Trico continues to use the property for sales and marketing. This is NOT a residential tenancy &mdash; Trico remains in full care and control of the home throughout the leaseback term. Property Highlights: Professionally designed and fully upgraded SHOWHOME, Premium finishes, designer selections, and expert craftsmanship throughout, Beautifully landscaped, fully completed inside and out, Thoughtfully curated d&eacute;cor & furnishings (if included, depending on agreement), Immaculately maintained by Trico during the entire leaseback. Leaseback Highlights: Trico pays 7.5% &ndash; an exceptional return rarely offered in today&rsquo;s market! Trico maintains full responsibility for: Utilities, Maintenance Showhome care & presentation, Guaranteed monthly payments, Flexible term &mdash; Trico maintains use of the home until sales are complete in the community. Zero hassle: Trico takes care of everything while you build equity in a premium asset. Location: Located in the highly sought-after community of Rangeview, offering a blend of natural surroundings, walking paths, future amenities, and family-friendly living. Perfect For: Investors seeking reliable, hassle-free income, Buyers wanting to secure a future home but delay possession, Anyone wanting a beautifully finished home, kept in show home condition. Don't miss out on this opportunity - visit the showhome today! \*Photos are taken from the Showhome and measurements are pulled from builder drawings\*