

408 Heartwood Grove SE
Calgary, Alberta

MLS # A2309033



\$682,395

Division:	Rangeview		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,875 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Garden, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Composite Siding, Stone, Vinyl Siding, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Smart Home, Walk-In Closet(s)		
Inclusions:	n/a		

This 4 BED, 3 BATH, 2004 SQ FT home blends FUNCTIONAL DESIGN with CONTEMPORARY STYLE throughout. A PRIVATE SEPARATE ENTRANCE provides direct basement access, complete with BATHROOM ROUGH-INS—perfect for FUTURE BASEMENT DEVELOPMENT. The MAIN FLOOR BEDROOM paired with a FULL BATH offers added flexibility for guests or family. Upstairs, the LARGE BONUS ROOM creates the ideal space for entertainment or relaxation. Thoughtful upgrades include METAL SPINDLE RAILING, a cozy FIREPLACE, KNOCKDOWN CEILINGS, and a practical MUDROOM BENCH. The kitchen is beautifully finished with CEILING-HEIGHT CABINETRY, SOFT-CLOSE DRAWERS, and a sleek CHIMNEY HOOD FAN. The PRIMARY RETREAT features a DUAL-SINK 4-PIECE ENSUITE, while the “ BASEMENT FOUNDATION adds even more future possibilities. SMART HOME SYSTEM INCLUDED. EXACT POSSESSION TO BE DETERMINED, Enjoy upgrades like METAL SPINDLE RAILING, FIREPLACE, KNOCKDOWN CEILINGS, and a MUDROOM BENCH. The kitchen features CEILING-HEIGHT CABINETRY, SOFT-CLOSE DRAWERS, and a CHIMNEY HOOD FAN. The PRIMARY bedroom includes a DUAL-SINK 4-PIECE ENSUITE, plus a “ BASEMENT FOUNDATION for added potential. Photos are representative.