

\$764,900 - 42 Heartwood Villas Se, Calgary

MLS® #A2205456

\$764,900

3 Bedroom, 3.00 Bathroom, 2,202 sqft
Residential on 0.07 Acres

Rangeview, Calgary, Alberta

Welcome to Heartwood, one of SE Calgary's most desirable communities. Known for its family-friendly atmosphere, Heartwood offers easy access to parks, pathways, and top-rated schools, along with nearby shopping, dining, and transit options, including Southcentre Mall and major routes like Deerfoot Trail. This stunning home features a separate basement entrance, a versatile main floor flex room, and an open-to-below design with vaulted ceilings and a two-storey fireplace for a grand feel. The 5-piece ensuite includes dual sinks and a tiled shower for added luxury. High-end finishes like soft-close cabinetry, metal spindles, and knockdown ceilings enhance the home's appeal. With a 9' basement ceiling and extra windows for natural light, this home feels spacious and bright. Included is a Smart Home System for easy control of your thermostat, video doorbell, locks, and more. Experience modern living in this prime location with all the amenities Heartwood has to offer. Photos are representative.



Built in 2025

Essential Information

| | |
|-----------|-----------|
| MLS® # | A2205456 |
| Price | \$764,900 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |

| | |
|----------------|-------------|
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 2,202 |
| Acres | 0.07 |
| Year Built | 2025 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 42 Heartwood Villas Se |
| Subdivision | Rangeview |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3S0E2 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 4 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Bathroom Rough-in, Double Vanity, Kitchen Island, Open Floorplan, Pantry, See Remarks, Separate Entrance, Smart Home, Soaking Tub, Sump Pump(s), Vaulted Ceiling(s), Wired for Data |
| Appliances | Dishwasher, Electric Range, Range Hood, Refrigerator |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Electric, Insert |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|-----------------------------------|
| Exterior Features | Rain Gutters |
| Lot Description | Back Yard, Level, Street Lighting |

| | |
|--------------|---|
| Roof | Asphalt Shingle |
| Construction | Cement Fiber Board, Composite Siding, Stone, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 25th, 2025 |
| Days on Market | 14 |
| Zoning | R1-U |

Listing Details

| | |
|----------------|--------------------|
| Listing Office | Bode Platform Inc. |
|----------------|--------------------|

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.