

**42 Heartwood Villas SE**  
**Calgary, Alberta**

**MLS # A2205456**



**\$764,900**

<b>Division:</b>	Rangeview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,202 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Level, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Composite Siding, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1-U
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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		
<b>Inclusions:</b>	N/A		

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.