

**34 Heartwood Villas SE**  
**Calgary, Alberta**

**MLS # A2209385**



**\$774,900**

<b>Division:</b>	Rangeview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,340 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, Parking Pad		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Level, Street Lighting		

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Vinyl Plank

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full, Unfinished

**LLD:** -

**Exterior:** Cement Fiber Board, Composite Siding, Stone, Vinyl Siding, Wood Frame

**Zoning:** R1-U

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Built-in Features, Double Vanity, French Door, Open Floorplan, Pantry, See Remarks, Separate Entrance

**Inclusions:** N/A

Discover the Elena Model by Bedrock Homes in the vibrant new community of Heartwood—ideally located near the South Calgary Health Campus, Seton YMCA, shopping, dining, and more. This beautifully designed home features a spacious Foyer, Mudroom with Built-in Bench and Hooks, and a Walk-Through Pantry. The open-concept Kitchen includes Ceiling-Height Cabinetry, an Oversized Island, and Stainless Steel Appliances. Enjoy a bright Great Room with added Windows and a cozy Fireplace. Upstairs offers a Bonus Room, Two Bedrooms, and a Luxurious Primary Suite with Walk-In Closet and a 5-Piece Ensuite with Dual Sinks, Tiled Shower, and Freestanding Soaker Tub. Extras include a Separate Basement Entrance, Foundation, Metal Spindle Railings, and Undermount Sinks. The Garage fits larger vehicles. Stay connected with Bedrock's included Smart Home System. Heartwood offers Trails, Parks, Wetlands, and future Schools and Shops—where lifestyle meets convenience. Photos are representative.