

# \$774,900 - 34 Heartwood Villas Se, Calgary

MLS® #A2209385

**\$774,900**

3 Bedroom, 3.00 Bathroom, 2,340 sqft

Residential on 0.08 Acres

Rangeview, Calgary, Alberta

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, 9â€™™ Foundation, Metal Spindle Railings, and Undermount Sinks. The 22â€™™x22â€™™ Garage fits larger vehicles. Stay connected with Bedrockâ€™™s included Smart Home System. Heartwood offers Trails, Parks, Wetlands, and future Schools and Shops—where lifestyle meets convenience. Photos are representative.



Built in 2025

## Essential Information

MLS® # A2209385

Price \$774,900

Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,340
Acres	0.08
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	34 Heartwood Villas Se
Subdivision	Rangeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T6W4S3

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Parking Pad
# of Garages	2

### Interior

Interior Features	Built-in Features, Double Vanity, French Door, Open Floorplan, Pantry, See Remarks, Separate Entrance
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	None
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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	April 8th, 2025
Days on Market	34
Zoning	R1-U

### **Listing Details**

Listing Office	Bode Platform Inc.
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