

# \$649,900 - 72 Heartwood Lane Se, Calgary

MLS® #A2205460

**\$649,900**

4 Bedroom, 3.00 Bathroom, 1,775 sqft

Residential on 0.06 Acres

Rangeview, Calgary, Alberta

Welcome to Heartwood, one of the most sought-after communities in SE Calgary, offering easy access to parks, schools, shopping, and transit. Enjoy the convenience of nearby Southcentre Mall, Deerfoot Trail, and Macleod Trail. This beautiful home features a separate basement entrance, a main floor bedroom, and a full bathroom with a tiled shower. The 9' basement foundation adds extra ceiling height, and metal spindles throughout provide a modern touch. The kitchen boasts a chimney hood fan, stainless steel appliances, cabinetry to the ceiling, and soft-close drawers. Extra windows flood the home with natural light, and the rear veranda with stairs leads to the yard. The ensuite and upper main floor bathrooms feature dual undermount sinks. A concrete garage pad with curb walls is in place for a future garage. High-end finishes include a fireplace, knockdown ceilings, and more. Plus, enjoy the included Smart Home System, giving you control of your thermostat, video doorbell, and locks. Photos are representative.



Built in 2025

## Essential Information

MLS® #	A2205460
Price	\$649,900
Bedrooms	4
Bathrooms	3.00

Full Baths	3
Square Footage	1,775
Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	72 Heartwood Lane Se
Subdivision	Rangeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S0R1

### Amenities

Parking Spaces	2
Parking	Parking Pad

### Interior

Interior Features	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Bathroom Rough-in, Smart Home
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, Rain Gutters
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Composite Siding, Metal Siding, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	March 28th, 2025
Days on Market	41
Zoning	R1-U

**Listing Details**

Listing Office	Bode Platform Inc.
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