

# \$699,900 - 76 Heartwood Lane Se, Calgary

MLS® #A2223653

**\$699,900**

4 Bedroom, 3.00 Bathroom, 1,793 sqft

Residential on 0.06 Acres

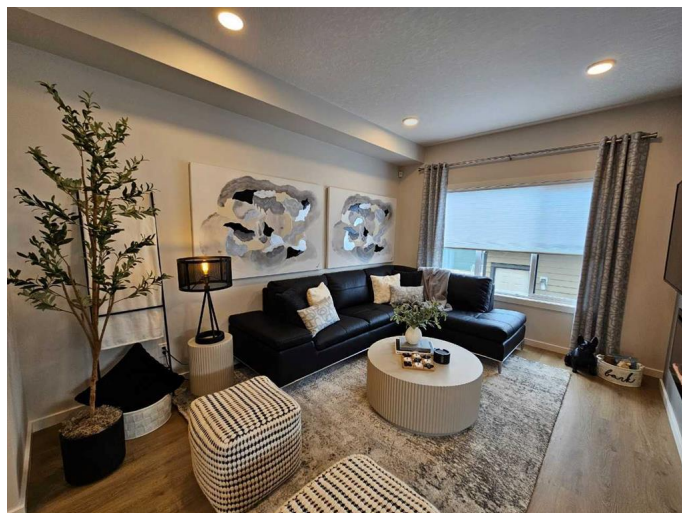
Rangeview, Calgary, Alberta

This stunning 1,740 sq ft home offers 4 bedrooms and 3 full bathrooms, including a main floor bedroom with a full tiled shower—perfect for guests. Designed with functionality and style, it features a side entrance for future basement development, 9'™ basement foundation for added height, and a concrete garage pad with curb walls for a future garage. With elegant touches like metal spindle railings, knockdown ceilings, a 50" electric fireplace, frosted pantry door, and LED disc lighting throughout. The chef's™ kitchen boasts full-height cabinetry, soft-close drawers, and dual undermount sinks in the ensuite with a tiled shower. A rear veranda with stairs to the yard and modern convenience with a Smart Home System—control your thermostat, video doorbell, front door lock, and more at no extra cost.

Built in 2025

## Essential Information

MLS® #	A2223653
Price	\$699,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,793
Acres	0.06
Year Built	2025



Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	76 Heartwood Lane Se
Subdivision	Rangeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2K1

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Double Vanity, French Door, Kitchen Island, Pantry, Separate Entrance, Smart Home, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Insert
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Private Entrance
Lot Description	Back Yard, Level, Zero Lot Line
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Composite Siding, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 22nd, 2025
Days on Market	17
Zoning	TBD

## **Listing Details**

Listing Office	Bode Platform Inc.
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