

# \$579,000 - 92 Heartwood Lane Se, Calgary

MLS® #A2243707

**\$579,000**

3 Bedroom, 3.00 Bathroom, 1,578 sqft  
Residential on 0.06 Acres

Rangeview, Calgary, Alberta

Welcome to the Hudson by Rohit Homes, a thoughtfully designed home in the growing southeast community of Heartwood, available for possession in Fall 2025. This 3-bedroom, 2.5-bathroom home offers the perfect blend of style, comfort, and functionality. The main floor features an open concept layout centered around a well-appointed kitchen with a large peninsula island, designer pendant lights, and generous storage. The kitchen flows seamlessly into a bright dining area and an inviting living room with large windows, built-in shelving, and a tray ceiling that defines the space beautifully. A convenient two-piece bathroom completes the main level. Upstairs, the primary bedroom provides a quiet retreat with a walk-in closet and a private ensuite that includes dual sinks and a fully tiled walk-in shower. Two additional bedrooms, a full bathroom, and upper-level laundry offer flexibility and everyday ease for busy households. This home also includes a separate side entrance, providing potential for future basement development. Heartwood is a well-connected new community located close to the South Health Campus, Seton YMCA, and a wide range of shopping and dining options. Residents will enjoy walkable green spaces, a scenic wetland and pond, and future amenities including parks, schools, and commercial space. Whether you're a first-time buyer or planning your next move, the Hudson delivers outstanding value in a community designed for long-term livability. Visit our



showhome at 84 Heartwood Lane SE to learn more about this and other available homes.

Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2243707    |
| Price          | \$579,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,578       |
| Acres          | 0.06        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 92 Heartwood Lane Se |
| Subdivision | Rangeview            |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3S 0G9              |

**Amenities**

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

**Interior**

|                   |                                                                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s), Bathroom Rough-in |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer                                                                                              |
| Heating           | Forced Air                                                                                                                                                              |

|              |                                  |
|--------------|----------------------------------|
| Cooling      | None                             |
| Has Basement | Yes                              |
| Basement     | Exterior Entry, Full, Unfinished |

## Exterior

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior Features | Rain Gutters                                 |
| Lot Description   | Back Lane, Back Yard                         |
| Roof              | Asphalt Shingle                              |
| Construction      | Cement Fiber Board, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                              |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 28th, 2025 |
| Days on Market | 7               |
| Zoning         | RG              |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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