

# \$839,895 - 77 Heartwood Lane Se, Calgary

MLS® #A2242990

**\$839,895**

3 Bedroom, 3.00 Bathroom, 2,622 sqft

Residential on 0.09 Acres

Rangeview, Calgary, Alberta

Step into WOW with Double Barn Doors leading to a flex room – perfect as a home office, creative studio, or guest retreat. The DESIGNER KITCHEN stuns with 41 – cabinets to the ceiling, CHIMNEY HOODFAN, soft-close drawers, and a massive island with EATING BAR + DECORATIVE PILLARS for that elevated look and extra support. A breathtaking OPEN-TO-BELOW Foyer & staircase steals the show, while a sleek 50 – ELECTRIC FIREPLACE anchors the great room in style. Metal spindle RAILINGS add a modern edge throughout. Enjoy the convenience of a WALK-THROUGH mudroom & pantry with CUSTOM MELAMINE shelving. Upstairs, a central bonus room offers the perfect hangout zone. Retreat to a MASSIVE & LUXURIOUS PRIMARY BEDROOM AND ENSUITE featuring a FREESTANDING Soaker tub, TILED SHOWER, dual sinks & private water closet. The walk-in closet? Absolutely dreamy with double & single-hang shelving. This home has it all – STYLE, FUNCTION, an UNBEATABLE LOCATION and SIGNIFICANT amount of Built-in equity!

Built in 2025

## Essential Information

MLS® # A2242990

Price \$839,895

Bedrooms 3



|                |             |
|----------------|-------------|
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,622       |
| Acres          | 0.09        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 77 Heartwood Lane Se |
| Subdivision | Rangeview            |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3M 2K1              |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, French Door, High Ceilings, Kitchen Island, Open Floorplan, Separate Entrance, Smart Home, Walk-In Closet(s) |
| Appliances        | Range Hood                                                                                                                  |
| Heating           | Forced Air, Natural Gas                                                                                                     |
| Cooling           | None                                                                                                                        |
| Fireplace         | Yes                                                                                                                         |
| # of Fireplaces   | 1                                                                                                                           |
| Fireplaces        | Electric, Insert                                                                                                            |
| Has Basement      | Yes                                                                                                                         |
| Basement          | Full, Unfinished                                                                                                            |

### Exterior

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior Features | Private Entrance, Rain Gutters       |
| Lot Description   | Back Yard, Corner Lot, Zero Lot Line |

|              |                                                                       |
|--------------|-----------------------------------------------------------------------|
| Roof         | Asphalt Shingle                                                       |
| Construction | Cement Fiber Board, Composite Siding, Stone, Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete                                                       |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 26              |
| Zoning         | R-G             |

### **Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Bode Platform Inc. |
|----------------|--------------------|

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