

## 34 Heartwood Villas SE Calgary, Alberta

**MLS # A2232391**



# \$761,145

<b>Division:</b>	Rangeview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,340 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Zero Lot Line		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Composite Siding, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, French Door, Separate Entrance, Smart Home, Walk-In Closet(s)		

**Inclusions:** N/A

Discover the Elena by Bedrock Homes in Heartwood SE, just minutes from South Health Campus, Seton YMCA, shopping, dining, and more. This well-designed home features a spacious foyer, mudroom with built-in bench and hooks, and a walk-through pantry. The open-concept kitchen offers ceiling-height cabinetry and an oversized island, flowing into a bright great room with added windows and a cozy fireplace. Upstairs, enjoy a central bonus room, two bedrooms, and a luxurious primary bedroom with a walk-in closet and 5-piece ensuite featuring dual sinks, tiled shower, and freestanding soaker tub. Additional highlights include a separate basement entrance, 9' foundation, metal spindle railings, undermount sinks, and a 22'x22' garage. Stay connected with Bedrock's Smart Home System. Heartwood offers trails, parks, wetlands, and planned schools and shops—where modern living meets everyday convenience.