

**117 Heartwood Lane SE**  
**Calgary, Alberta**

**MLS # A2271821**



**\$799,900**

<b>Division:</b>	Rangeview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,305 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Level, Low Maintenance Landscape, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	See Remarks	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Trico Homes, the heart of home building. Find your ideal home in your favourite community in Calgary & Surrounding Area. The Concord offers 2,305 sq ft of open-concept living, featuring a main-floor bedroom with full bath and a 2-bedroom legal suite for extended family. Upstairs, three secondary bedrooms each include a walk-in closet, along with a shared bath, laundry, and a luxurious primary bedroom with a walk-in closet and 5-piece ensuite. A central bonus room provides space for entertainment and family time. Upgrades include engineered hardwood, 9-ft ceilings, 42-inch upper cabinets, LED pot lights, knockdown ceilings, and modern fixtures. Located in Heartwood, a vibrant southeast Calgary community with tree-lined streets, walking paths, and future parks and amenities. Photos are representative.