

79 Heartwood Villas SE
Calgary, Alberta

MLS # A2281914



\$765,000

Division:	Rangeview		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,533 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Faces Front, On Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Interior Lot, Rectangular Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Smart Home, Soaking Tub, Walk-In Closet(s)

Inclusions: Builder's Appliance Package

Welcome to the Ezra model by Genesis Builders Group, a move-in ready masterpiece offering 2,533 sq ft of sophisticated living in the vibrant Heartwood community. Designed with architectural intention and upscale finishes throughout, this residence seamlessly blends modern elegance with everyday comfort. The sun-filled main level is framed by expansive windows that bathe the home in natural light, enhancing the airy open-concept layout. At the heart of the home, a chef-inspired kitchen makes a striking statement with quartz countertops, full-height cabinetry, designer pendant and recessed lighting, and an impressive statement island that offers generous seating — perfect for elevated entertaining and effortless daily living. The great room is anchored by a sleek fireplace, creating a warm yet refined focal point. A stylish 2-piece powder room and versatile main-floor flex space complete this thoughtfully curated level. Upstairs, tray ceilings add architectural character to the spacious bonus room, creating an inviting retreat for relaxing evenings. Four well-appointed bedrooms, two elegant full bathrooms, and a conveniently located upper-level laundry room provide exceptional functionality. The primary suite serves as a private sanctuary, featuring a spa-inspired ensuite and walk-in closet designed for both comfort and indulgence. This home is equally impressive in its future potential, offering a separate side entry and basement suite rough-ins (subject to approvals), providing flexibility for multi-generational living or investment opportunities. A BBQ gas line enhances outdoor entertaining, while the double attached garage completes the home's elevated appeal. Refined, functional, and beautifully finished, this Ezra model delivers luxury living with enduring value — ready to welcome you home. Genesis Builders Group follows

the First-Time Home Buyer GST/HST Rebate to eliminate the 5% GST on qualifying new homes (up to \$1 million) for qualifying first time home buyers. Hurry and book a showing at this gorgeous brand new Genesis home today!