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GRASSROOTS
REALTY GROUP

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230 Heartwood Parade SE
Calgary, Alberta

MLS # A2284615

$493,900

Division:	Rangeview
Type:	Residential/Triplex
Style:	2 Storey
Size:	1,351 sq.ft.

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Beds:	3	**Baths:**	2 full / 1 half

Garage:	Double Garage Detached
Lot Size:	0.05 Acre
Lot Feat:	Back Yard, Level, Zero Lot Line

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Cement Fiber Board, Composite Siding, Vinyl Siding, Wood Frame	**Zoning:**	TBD
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Built-in Features, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Smart Home, Walk-In Closet(s)		

Inclusions:	N/A

Welcome to this no-condo-fee, mid-unit 2-storey townhome by Bedrock Homes—an ideal low-maintenance home in a growing neighborhood. Enjoy the convenience of a double-car garage on a concrete pad and a thoughtfully designed interior. The modern kitchen features ceiling-height cabinetry with soft-close drawers throughout and a large walk-in pantry. A functional mudroom includes a built-in bench and hooks for everyday organization. Upstairs, the spacious primary bedroom offers a large walk-in closet and a private ensuite with dual sinks and a walk-in shower. The 9’ basement foundation provides increased ceiling height and includes a bathroom rough-in, ready for potential future development. Additional highlights include knockdown ceilings throughout and Bedrock’s Smart Home package with a smart thermostat and keypad front door lock—included at no extra charge.