

**349 Heartwood Park SE**  
**Calgary, Alberta**

**MLS # A2288720**



**\$614,900**

<b>Division:</b>	Rangeview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,661 sq.ft.	<b>Age:</b>	2026 (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, Interior Lot, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Vinyl Siding, Wood Frame	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Introducing the Easton by Rohit Homes, a 1,661 square foot front attached garage home in the southeast Calgary community of Heartwood. Featuring three bedrooms, a central bonus room, upper level laundry, and a separate side entrance for future basement development, this new construction home in SE Calgary blends architectural presence with everyday functionality. The main level offers 9 foot ceilings and a bright, thoughtfully designed layout that balances comfort and flow. At the center of the home is an oversized kitchen island that anchors the space and creates a natural gathering point for family and guests. A walk-in pantry provides exceptional storage, and the full appliance package, including washer and dryer, ensures true move-in readiness. Expansive rear windows bring in natural light, enhancing the open living and dining areas. A generous front foyer supports everyday organization, while the double attached garage offers space for two vehicles plus additional storage. Finished in Rohit’s Haute Contemporary interior palette, the home embraces clean architectural lines, elevated hardware selections, statement lighting, and modern detailing that create a sleek, designer-inspired aesthetic. This curated palette delivers a refined contemporary feel with strong visual balance and intentional design throughout. Upstairs, the centrally located bonus room provides flexible living space ideal for a media lounge, home office, or secondary family room. The primary suite includes a spacious walk-in closet and a well-appointed ensuite featuring a soaker tub and separate shower. Two additional well-sized bedrooms and a dedicated upper laundry room complete a layout designed for both privacy and practicality. The separate side entrance enhances long term flexibility, offering excellent potential for future basement development or

expanded living space. Located in Heartwood SE Calgary, residents enjoy convenient access to Seton, South Health Campus, the YMCA, shopping, dining, schools, and major roadways. As one of Calgary's emerging southeast communities, Heartwood combines the benefits of new development with proximity to established amenities. Backed by Alberta New Home Warranty coverage, the Easton offers modern design, smart planning, and lasting value in southeast Calgary.