

**391 Heartwood Gardens SE**  
**Calgary, Alberta**

**MLS # A2318814**



**\$741,700**

<b>Division:</b>	Rangeview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,010 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, Driveway, Garage Faces Front, On Street		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Interior Lot, No Neighbours Behind		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Walk-In Closet(s)		
<b>Inclusions:</b>	Builders Appliance Package		

**\*\*Brand New Home | Built by Genesis Builders Group | Jade ZLL Model | 2,009 SqFt | 3 Bedrooms | 2.5 Bathrooms | Chef's Kitchen | Centre Island with Barstool Seating | Walk-Through Pantry | Quartz Countertops | Stainless Steel Builders Appliance Package | Open Floor Plan | Recessed LED Lighting | Large Windows | Electric Fireplace | Plush Carpet Flooring Upstairs | Central Bonus Room | Large Bedrooms | Primary Ensuite with Soaking Tub & Double Vanity | Upper Level Laundry | Unfinished Basement | 9Ft Foundation | Front Double Attached Garage | Zero Lot Line Home.\*\*** Welcome to 391 Heartwood Gardens SE, the Jade ZLL by Genesis Builders Group, a beautifully designed 2-storey home offering 2,009 SqFt of thoughtfully planned living space with modern finishes and exceptional functionality for today's families. The main level features an open floor plan filled with natural light from large windows throughout, recessed LED lighting and a spacious living room centred around a stylish electric fireplace. The chef's kitchen is beautifully appointed with quartz countertops, a centre island with barstool seating, stainless steel builders appliance package and ample cabinetry. The walk-through pantry provides convenient access and exceptional storage, helping keep the kitchen organized and functional for everyday living. The dining area flows seamlessly into the main living spaces, creating a warm and inviting atmosphere for family gatherings. A convenient 2-piece powder room completes the main level. Upstairs, plush carpet flooring adds warmth throughout the bedroom level where you'll find 3 spacious bedrooms including a stunning primary retreat complete with a walk-in closet and a luxurious ensuite featuring a soaking tub, double vanity and separate shower. The additional bedrooms are generously sized and serviced by a full

bathroom. A centrally located bonus room creates the perfect secondary living space for relaxing, working from home or enjoying movie nights. An upper-level laundry room adds everyday convenience and functionality. The unfinished basement provides excellent potential for future development, allowing you to create additional living space tailored to your family's needs. Completing the home is a front double attached garage offering secure parking and additional storage. Situated on a zero lot line lot, this brand-new Genesis Builders Group home showcases quality craftsmanship, thoughtful design and timeless finishes throughout. An exceptional opportunity to own a beautiful new home in the growing community of Heartwood. Hurry and book your showing today!