

# \$776,895 - 18 Heartwood Villas Se, Calgary

MLS® #A2238833

## \$776,895

3 Bedroom, 3.00 Bathroom, 2,299 sqft  
Residential on 0.08 Acres

Rangeview, Calgary, Alberta



This beautifully designed home features a separate side entry—ideal for potential future basement development. Enjoy a grand open-to-above foyer, 9’™ knockdown ceilings, and a versatile main floor flex room perfect for an office or guest space. The upgraded kitchen boasts a chimney hood fan, ceiling-height cabinets, and soft-close drawers. Relax in the luxurious 5-piece ensuite with dual sinks and a tiled shower. Elegant railing with metal spindles, added windows for natural light, and premium finishes throughout. Smart Home Tech included—control your thermostat, door lock, and video doorbell with ease. Basement has 9’™ foundation height for added potential. A perfect blend of style, function, and future flexibility! Photos are representative.

Built in 2025

### Essential Information

MLS® #	A2238833
Price	\$776,895
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,299
Acres	0.08
Year Built	2025

Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	18 Heartwood Villas Se
Subdivision	Rangeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2K1

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Built-in Features, Double Vanity, French Door, High Ceilings, Kitchen Island, Pantry, Smart Home, Soaking Tub
Appliances	Range Hood
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Insert
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Lighting
Lot Description	Back Yard, Zero Lot Line
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Composite Siding, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 10th, 2025
Days on Market	11
Zoning	R-G

**Listing Details**

Listing Office	Bode Platform Inc.
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.