

# \$629,825 - 20 Heartwood Lane Se, Calgary

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MLS® #A2245991

**\$629,825**

4 Bedroom, 3.00 Bathroom, 1,737 sqft

Residential on 0.06 Acres

Rangeview, Calgary, Alberta

This beautifully designed home features a SIDE ENTRANCE with direct BASEMENT ACCESS, ideal for future potential development. The MAIN FLOOR BEDROOM with FULL BATH offers flexibility for GUESTS or a HOME OFFICE. Upstairs, a CENTRAL BONUS ROOM provides extra living space perfect for a MEDIA AREA, KIDS'S™ ZONE, or LOUNGE. The luxurious PRIMARY ENSUITE includes a WALK-IN SHOWER and DUAL SINKS for a spa-like retreat. With a 9'™ BASEMENT FOUNDATION, the lower level offers enhanced CEILING HEIGHT and versatile development options. Elegant METAL SPINDLE RAILINGS add modern flair, while the spacious KITCHEN boasts a LARGE ISLAND, WALK-IN PANTRY, CEILING-HEIGHT CABINETS, and SOFT-CLOSE DRAWERS. The CONCRETE GARAGE PAD with CURB WALLS is ready. Thoughtfully placed WINDOWS brighten the home, complemented by stylish finishes like a cozy FIREPLACE, FROSTED PANTRY DOOR, and KNOCKDOWN CEILINGS. Included SMART HOME SYSTEM. Close to the YMCA and SETON HOSPITAL. Photos are representative.



Built in 2025

## Essential Information

MLS® #                      A2245991

Price                        \$629,825

|                |             |
|----------------|-------------|
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,737       |
| Acres          | 0.06        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 20 Heartwood Lane Se |
| Subdivision | Rangeview            |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3M 2K1              |

### Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |
| # of Garages   | 2           |

### Interior

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Interior Features | French Door, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Stone Counters, Walk-In Closet(s), Smart Home |
| Appliances        | Microwave Hood Fan                                                                                                    |
| 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   | Level, Street Lighting, Zero Lot Line |

|              |                                                                |
|--------------|----------------------------------------------------------------|
| Roof         | Asphalt Shingle                                                |
| Construction | Composite Siding, Stone, Vinyl Siding, Wood Frame, Wood Siding |
| Foundation   | Poured Concrete                                                |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 5th, 2025 |
| Days on Market | 40               |
| Zoning         | R-G              |

**Listing Details**

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

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