

# \$698,145 - 10 Heartwood Villas Se, Calgary

MLS® #A2254658

**\$698,145**

4 Bedroom, 3.00 Bathroom, 2,243 sqft

Residential on 0.07 Acres

Rangeview, Calgary, Alberta

The Amari by Bedrock Homes offers the perfect blend of modern style and thoughtful design in the community of Heartwood, SE Calgary. With 2,243 sq. ft. of beautifully crafted living space, this 4-bedroom, 3-bathroom home is ideal for families of all sizes, complete with a separate side entrance.

Step inside through the striking open-to-above foyer. Main floor bedroom and full bath, perfect for guests, a home office, or multigenerational living. The open-concept main floor is designed for connection, featuring a central kitchen with a corner pantry, a bright dining space, and a spacious living room at the rear of the home. A convenient mudroom connects directly to the double attached garage.

Upstairs, a large central bonus room offers extra space for relaxation or play, flanked by two secondary bedrooms, a full bathroom, and a well-placed laundry room. The private primary suite is a luxurious retreat, complete with a spa-inspired ensuite and large walk-in closet.

The Amari also features a basement with separate entrance, this home adapts to your lifestyle.

Smartly designed and beautifully finished, The Amari checks all the boxes for modern family living.



Built in 2025

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2254658    |
| Price          | \$698,145   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 2,243       |
| Acres          | 0.07        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

Community Information

|             |                        |
|-------------|------------------------|
| Address     | 10 Heartwood Villas Se |
| Subdivision | Rangeview              |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3S 0R9                |

Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

Interior

|                   |                                                                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Smart Home, Soaking Tub, Walk-In Closet(s) |
| Appliances        | Garage Control(s), Range Hood                                                                                                                                                |
| Heating           | Forced Air, Natural Gas                                                                                                                                                      |
| Cooling           | None                                                                                                                                                                         |
| Fireplace         | Yes                                                                                                                                                                          |
| # of Fireplaces   | 1                                                                                                                                                                            |
| Fireplaces        | Electric                                                                                                                                                                     |

|              |                                  |
|--------------|----------------------------------|
| Has Basement | Yes                              |
| Basement     | Full, Exterior Entry, Unfinished |

## Exterior

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Exterior Features | Private Entrance                                    |
| Lot Description   | Level                                               |
| Roof              | Asphalt Shingle                                     |
| Construction      | Brick, Cement Fiber Board, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                                     |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 34                   |
| Zoning         | R-G                  |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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