



GRASSROOTS
REALTY GROUP

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226 Heartwood Parade SE
Calgary, Alberta

MLS # A2281463



\$529,900

Division:	Rangeview		
Type:	Residential/Triplex		
Style:	2 Storey		
Size:	1,462 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Level, Zero Lot Line		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Composite Siding, Vinyl Siding, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Pantry, Quartz Counters, Separate Entrance, Smart Home, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this no-condo-fee end-unit 2-storey townhome by Bedrock Homes, located in the vibrant Heartwood community. This home features a double detached garage on a concrete pad and the added privacy of a side entrance. The thoughtfully designed layout offers 3 bedrooms and 2.5 bathrooms, perfect for families or professionals. The bright, modern kitchen comes fully equipped with included appliances, making move-in effortless. The spacious primary bedroom includes a large walk-in closet and a private ensuite with dual sinks. Bright, functional living spaces and modern finishes complete the home, with easy access to parks, schools, and everyday amenities. A fantastic opportunity to own a low-maintenance home in a growing neighbourhood. Photos are representative.