



**8 Heartwood Lane SE
Calgary, Alberta**

MLS # A2302062



\$694,900

Division:	Rangeview		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,653 sq.ft.	Age:	2025 (1 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Dryer

Welcome to this stunning, brand-new 2025-built laned home in the sought-after community of Heartwood, complete with a fully finished 2-bedroom LEGAL basement suite and a DOUBLE DETACHED GARAGE offering the perfect blend of modern living, income potential, and everyday convenience. Ideally located within walking distance to the Seton YMCA, South Health Campus, schools, shopping, and restaurants, this home delivers an unbeatable lifestyle in one of Calgary's fastest-growing neighbourhoods. The main floor features a bright, open-concept layout ideal for both daily living and entertaining, highlighted by a versatile main floor bedroom or home office perfect for remote work or multi-generational living. The contemporary kitchen showcases upgraded cabinetry with cabinets to the ceiling, upgraded tile finishes, and a stylish flow into the spacious living and dining areas, enhanced by added potlights and a cozy fireplace that adds warmth and character. Upstairs, enjoy a generous bonus room, perfect for a family lounge or media area, along with well-sized secondary bedrooms and a full bathroom. The primary suite offers a private retreat with ample closet space and a modern ensuite. The fully finished 2-bedroom legal basement suite features a private entrance and functional layout, providing an excellent opportunity for rental income or extended family living. Situated on a quiet street in a growing, family-friendly community, this turnkey property delivers outstanding value, flexibility, and long-term investment potential. Book your private showing today and experience everything this exceptional home has to offer.