



**400 Heartwood Grove SE  
Calgary, Alberta**

**MLS # A2308775**



**\$719,145**

<b>Division:</b>	Rangeview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,057 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Level, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Composite Siding, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	TBD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Smart Home, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

This 4 BED, 3 BATH, 2004 SQ FT home offers FLEXIBILITY and MODERN STYLE throughout. A PRIVATE SEPARATE ENTRANCE, ideal for FUTURE basement POTENTIAL WITH BATHROOM ROUGH-INS, leads directly to the basement&mdash;perfect for added space. The MAIN FLOOR BEDROOM with a FULL TILED BATH adds convenience. Upstairs, a SPACIOUS BONUS ROOM is perfect for relaxing or playtime. Enjoy upgrades like METAL SPINDLE RAILING, FIREPLACE, KNOCKDOWN CEILINGS, and a MUDROOM BENCH. The kitchen features CEILING-HEIGHT CABINETRY, SOFT-CLOSE DRAWERS, and a CHIMNEY HOOD FAN. The PRIMARY bedroom includes a DUAL-SINK 4-PIECE ENSUITE, plus a &quot; BASEMENT FOUNDATION for added potential. Photos are representative.