



**GRASSROOTS**

REALTY GROUP

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**408 Heartwood Grove SE  
Calgary, Alberta**

**MLS # A2309033**



**\$682,395**

<b>Division:</b>	Rangeview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,875 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Garden, Level		

<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, 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, 1875 SQ FT home blends FUNCTIONAL DESIGN with CONTEMPORARY STYLE throughout. A PRIVATE SEPARATE ENTRANCE provides direct basement access, complete with BATHROOM ROUGH-INS&mdash;perfect for FUTURE BASEMENT DEVELOPMENT. The MAIN FLOOR BEDROOM paired with a FULL BATH offers added flexibility for guests or family. Upstairs, the LARGE BONUS ROOM creates the ideal space for entertainment or relaxation. Thoughtful upgrades include METAL SPINDLE RAILING, a cozy FIREPLACE, KNOCKDOWN CEILINGS, and a practical MUDROOM BENCH. The kitchen is beautifully finished with CEILING-HEIGHT CABINETS, SOFT-CLOSE DRAWERS, and a sleek CHIMNEY HOOD FAN. The PRIMARY RETREAT features a DUAL-SINK 4-PIECE ENSUITE, while the &quot; BASEMENT FOUNDATION adds even more future possibilities. SMART HOME SYSTEM INCLUDED. EXACT POSSESSION TO BE DETERMINED, Enjoy upgrades like METAL SPINDLE RAILING, FIREPLACE, KNOCKDOWN CEILINGS, and a MUDROOM BENCH. The kitchen features CEILING-HEIGHT CABINETS, 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.