



GRASSROOTS
REALTY GROUP

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**222 Heartwood Parade SE
Calgary, Alberta**

MLS # A2309050

\$551,145



Division:	Rangeview		
Type:	Residential/Triplex		
Style:	2 Storey		
Size:	1,448 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Garden, Level, Street Lighting		

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:	Bathroom Rough-in, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Smart Home		

Inclusions: n/a

This NO CONDO FEE, 2-STOREY MID-UNIT TOWNHOME by Bedrock Homes offers LOW-MAINTENANCE LIVING with a clean, modern design in a growing community. Featuring a DOUBLE DETACHED GARAGE and SIDE ENTRY, this home is designed for convenience today and future flexibility tomorrow. The modern kitchen showcases CEILING-HEIGHT CABINETRY and SOFT-CLOSE DRAWERS, paired with a functional layout that flows into the dining area with a cozy READING NOOK—perfect for a quiet coffee spot or small workspace. A practical MUDROOM adds everyday organization. Upstairs, the PRIMARY BEDROOM includes a WALK-IN CLOSET and private ENSUITE WITH DUAL SINKS AND A WALK-IN SHOWER. The ‘s; BASEMENT FOUNDATION with BATHROOM ROUGH-INS provides excellent FUTURE DEVELOPMENT POTENTIAL. Additional highlights include KNOCKDOWN CEILINGS THROUGHOUT and SMART HOME FEATURES, including a SMART THERMOSTAT and KEYPAD FRONT DOOR LOCK—all included. EXACT POSSESSION TO BE DETERMINED.