



**24 Heartwood Lane SE**  
**Calgary, Alberta**

**MLS # A2310575**



**\$569,900**

<b>Division:</b>	Rangeview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,673 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Rectangular Lot, Zero Lot Line		

<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>	Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, Quartz Counters		

**Inclusions:** N/A

Welcome to this functional, newly-built starter home built by Bed Rock Homes in the sought-after community of Heartwood. This modern home offers a good blend of living space, income potential, and everyday convenience. As you walk in through the front door, you will see the feature of a South facing bright, 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 unfinished legal basement can accommodate a 2 bedroom suite and would features a private entrance and functional layout. This would provide 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. 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 newest neighbourhoods.n Calgary's fastest-growing corridor.