



GRASSROOTS
REALTY GROUP

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282 Heartwood Parade SE
Calgary, Alberta

MLS # A2313741



\$479,900

Division:	Rangeview		
Type:	Residential/Triplex		
Style:	2 Storey		
Size:	1,506 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Welcome to the Talo by Rohit Homes, a brand new no condo fee home in the southeast Calgary community of Heartwood featuring a desirable side entrance, double concrete parking pad, front and rear landscaping, and an unfinished basement offering excellent future development potential. Combining modern design with practical everyday living, this new construction home in SE Calgary presents a strong opportunity for buyers looking for flexibility, ownership freedom, and long term value in one of Calgary's fastest growing communities. The main floor offers a bright open concept layout designed for both entertaining and everyday functionality. Spacious living and dining areas flow seamlessly into the central kitchen, where an oversized island creates the perfect gathering space for hosting, meal preparation, or casual dining. A rear mudroom entry with a built in bench adds practical storage and organization, while the tucked away powder room helps maximize the layout. Upstairs, the primary suite offers a comfortable retreat complete with a walk in closet and private ensuite bathroom. Two additional bedrooms, a full bathroom, upper floor laundry, and a versatile flex space provide added functionality for a home office, study area, reading nook, kids's workspace, or additional lounge area depending on your lifestyle needs. Finished in Rohit Homes's Haute Contemporary designer palette, the interior showcases bold modern styling with sleek cabinetry, rich contrast, elevated finishes, and a clean architectural aesthetic that feels fresh, refined, and highly functional. Located in Heartwood SE Calgary, residents enjoy convenient access to South Health Campus, Seton YMCA, Calgary Public Library, restaurants, shopping, parks, pathways, future schools, and major commuter routes. Heartwood continues to attract buyers searching for affordable new homes in

Calgary with modern finishes, no condo fees, and strong long term growth potential. If you are looking for a stylish new build home in southeast Calgary with a side entrance, double parking pad, no condo fees, and future basement development potential, the Talo in Heartwood is a home worth considering.