



GRASSROOTS
REALTY GROUP

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7134 Rangeview Avenue SE
Calgary, Alberta

MLS # A2316375



\$449,900

Division:	Rangeview		
Type:	Residential/Four Plex		
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:	0.05 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, 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 3 bedroom, 2.5 bathroom townhome in the southeast Calgary community of Heartwood offering over 1,500 square feet of thoughtfully designed living space, no condo fees, and full front and rear landscaping. Combining modern design, homeownership freedom, and exceptional value, this new construction home is an excellent opportunity for first time buyers, families, and investors looking for a move in ready property in one of Calgary's growing southeast communities. Designed for both everyday living and entertaining, the main floor features a bright open concept layout with spacious living and dining areas centered around an oversized kitchen island. The kitchen blends style and functionality with ceiling height cabinetry, a built in hood fan, built in microwave, designer lighting, and ample storage throughout. A built in bench at the rear entry adds everyday convenience, while the powder room is elevated with floating cabinetry for a clean, contemporary look. Upstairs, the primary suite offers a walk in closet and private ensuite, creating a comfortable retreat at the end of the day. Two additional bedrooms, a full bathroom, upper floor laundry, and a central bonus space provide flexibility for a home office, study area, reading nook, or children's play space. Finished in Rohit Homes' Cote D'Azure designer palette, this home showcases professionally curated finishes, designer lighting, LED illuminated mirrors in both the main bathroom and ensuite, and carefully selected materials that create a cohesive and elevated look throughout. Every detail has been thoughtfully chosen to deliver both style and functionality while maintaining timeless appeal. The unfinished basement offers future development potential and the flexibility to create additional living space as your needs evolve. Full Alberta New Home Warranty

coverage is included for added peace of mind. Located in Heartwood SE Calgary, residents enjoy convenient access to South Health Campus, Seton YMCA, Calgary Public Library, shopping, restaurants, parks, pathways, and future schools. If you are searching for a new build home in southeast Calgary with 3 bedrooms, 2.5 bathrooms, over 1,500 square feet, no condo fees, full landscaping, and designer finishes, this home deserves your attention.