



**166 Heartwood Parade SE
Calgary, Alberta**

MLS # A2316491

\$559,900



Division:	Rangeview		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,506 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		

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 detached home in the southeast Calgary community of Heartwood offering over 1,500 square feet of thoughtfully designed living space, a detached garage, side entrance, and full front and rear landscaping. Combining modern design, functional living, and exceptional value, this pre-construction home is an excellent opportunity for first time buyers, growing families, and investors looking to secure a brand new home in one of Calgary's emerging 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' Global Muse designer interior package, this home showcases professionally curated finishes, designer lighting, LED illuminated mirrors in both the main bathroom and ensuite, and a cohesive collection of materials selected to create an elevated look throughout. Every detail has been thoughtfully chosen to balance style, functionality, and timeless appeal. The unfinished basement and separate side entrance provide added flexibility for future development and allow the home to evolve alongside your changing needs. 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. With a detached garage, side entrance, full landscaping, and professionally curated designer interiors, this home offers an exceptional opportunity to own a brand new home in one of Calgary's growing southeast communities.