



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**266 Heartwood Gardens SE  
Calgary, Alberta**

**MLS # A2318812**



**\$759,900**

<b>Division:</b>	Rangeview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,032 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Faces Front, On Street		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Interior Lot, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** Builders Appliance Package

Brand New Home | Built by Genesis Builders Group | Jade Model | 2,031 SqFt | 3 Bedrooms | 2.5 Bathrooms | Chef's Kitchen | Centre Island with Barstool Seating | Walk-Through Pantry | Spice Kitchen | Quartz Countertops | Stainless Steel Builders Appliance Package | Open Floor Plan | Recessed LED Lighting | Large Windows | Electric Fireplace | Plush Carpet Flooring Upstairs | Central Bonus Room | Large Bedrooms | Primary Ensuite with Soaking Tub & Double Vanity | Upper Level Laundry | Separate Side Entry | Unfinished Basement | 9Ft Foundation | Front Double Attached Garage. Welcome to the Jade by Genesis Builders Group, a beautifully designed 2-storey home offering 2,031 SqFt of thoughtfully planned living space with modern finishes and exceptional functionality for today's families. The main level features an open floor plan filled with natural light from large windows throughout, recessed LED lighting and a spacious living room centred around a stylish electric fireplace. The chef's kitchen is beautifully appointed with quartz countertops, a centre island with barstool seating, stainless steel builders appliance package and ample cabinetry, while the walk-through pantry provides seamless access and additional storage. The spice kitchen offers extra prep and cooking space, making entertaining and everyday meal preparation effortless. The dining area flows seamlessly into the main living spaces, creating a warm and inviting atmosphere for family gatherings. A convenient 2-piece powder room completes the main level. Upstairs, plush carpet flooring adds warmth throughout the bedroom level where you'll find 3 spacious bedrooms including a stunning primary retreat complete with a walk-in closet and a luxurious ensuite featuring a soaking tub, double vanity and separate shower. The additional bedrooms are generously sized and serviced by a full

bathroom. A centrally located bonus room creates the perfect secondary living space for relaxing, working from home or enjoying movie nights. An upper-level laundry room adds everyday convenience and functionality. The unfinished basement features a separate side entry and 9ft foundation, providing excellent potential for future development tailored to your needs. Completing the home is a front double attached garage offering secure parking and additional storage. An exceptional opportunity to own a brand-new Genesis Builders Group home showcasing quality craftsmanship, functional design and timeless finishes throughout. Hurry and book your showing today!