



GRASSROOTS

REALTY GROUP

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**286 Heartwood Gardens SE
Calgary, Alberta**

MLS # A2318818



\$798,500

Division:	Rangeview		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,342 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Faces Front, On Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Interior Lot, Rectangular Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	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 | Primrose II Model | Estimated Completion August 2025 | South Facing Frontage | 2,341 SqFt | 3 Bedrooms | 2.5 Bathrooms | Main Level Flex Room | Pocket Office | Chef's Kitchen | Butler's Pantry | Quartz Venatino Countertops | Black Lighting & Hardware Package | Stainless Steel Builders Appliance Package | Open Floor Plan | Recessed LED Lighting | Large Windows | Electric Fireplace | Upper Level Bonus Family Room | Upper Level Laundry | Spacious Bedrooms | Primary Retreat with Walk-In Closet | Private 5pc Ensuite | Separate Side Entry | Unfinished Basement | 9Ft Foundation | Front Double Attached Garage.**** Welcome to the Primrose II by Genesis Builders Group, a beautifully designed 2-storey home offering 2,341 SqFt of thoughtfully planned living space with elevated finishes and exceptional functionality for today's families. Scheduled for completion in August 2025, this stunning home features desirable south-facing frontage and showcases timeless design elements throughout, including elegant black lighting and hardware paired with Quartz Venatino countertops. The main level offers a bright and inviting open-concept layout filled with natural light from large windows and enhanced by recessed LED lighting. The spacious living room is centred around a stylish electric fireplace, creating a warm and welcoming atmosphere. The chef's kitchen is beautifully appointed with Quartz Venatino countertops, ample cabinetry, a large island and a stainless steel builders appliance package. A convenient butler's pantry provides additional storage and prep space, while the adjacent pocket office offers the perfect spot for working from home, homework stations or household organization. A versatile flex room adds further functionality and can easily accommodate a formal dining area, home office,

playroom or additional sitting space. Upstairs, a central bonus family room creates the perfect secondary living space for relaxing and entertaining. The primary retreat is thoughtfully designed with a spacious walk-in closet and a luxurious private 5-piece ensuite featuring dual vanities, a deep soaking tub, walk-in shower and private water closet. Bedrooms two and three are generously sized and share a well-appointed 4-piece bathroom with a tub/shower combination. An upper-level laundry room adds everyday convenience and completes the upper floor. The unfinished basement features a separate side entry and 9ft foundation, offering outstanding potential for future development tailored to your family's needs. Completing the home is a front double attached garage providing secure parking and additional storage. An exceptional opportunity to own a brand-new Genesis Builders Group home showcasing quality craftsmanship, thoughtful design and timeless finishes throughout. Hurry and book your showing today!