



GRASSROOTS
REALTY GROUP

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174 Heartwood Parade SE
Calgary, Alberta

MLS # A2321439



\$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 detached home in the southeast Calgary community of Heartwood offering 3 bedrooms, 2.5 bathrooms, over 1,500 square feet of thoughtfully designed living space, a detached garage, side entrance, and full front and rear landscaping. Blending modern design, functional living, and professionally curated interiors, this pre-construction home presents an excellent opportunity for first-time buyers, growing families, and investors looking to secure a new home in one of Calgary's emerging southeast communities. Designed with everyday living in mind, the main floor features an open-concept layout that seamlessly connects the kitchen, dining, and living areas. At the heart of the home, the kitchen offers ceiling-height cabinetry, a built-in hood fan, built-in microwave, designer lighting, and a large central island that creates both workspace and a natural gathering place for family and friends. A rear mudroom with a built-in bench provides practical storage, while the powder room showcases a floating vanity that adds a modern, elevated touch. Upstairs, the primary suite serves as a private retreat complete with a walk-in closet and ensuite bathroom. Two additional bedrooms, a full bathroom, upper-level laundry, and a versatile central bonus space provide flexibility for a home office, study area, reading nook, or children's play space. Finished in Rohit Homes' Côrte d'Azur designer interior package, this home is inspired by the timeless elegance and relaxed sophistication of the French Riviera. Thoughtfully curated finishes, designer lighting, LED illuminated mirrors, and a bright, airy palette create a refined yet welcoming atmosphere throughout. The result is a home that feels both stylish and comfortable, with a cohesive design aesthetic that carries through every room. The unfinished basement and separate side entrance

provide additional flexibility for future development, allowing the space to evolve alongside your family's needs. Full Alberta New Home Warranty coverage is included for added peace of mind. Located in Heartwood, residents enjoy convenient access to South Health Campus, Seton YMCA, Calgary Public Library, shopping, restaurants, parks, pathways, and future schools. Combining designer interiors, a detached garage, side entrance, full landscaping, and the quality craftsmanship Rohit Homes is known for, the Talo offers exceptional value in one of southeast Calgary's fastest-growing communities.