



**396 Heartwood Grove SE  
Calgary, Alberta**

**MLS # A2325164**



**\$745,395**

<b>Division:</b>	Rangeview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,301 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, Stall		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Composite Siding, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Smart Home, Walk-In Closet(s)		
<b>Inclusions:</b>	n/a		

Discover the HADLEY by BEDROCK HOMES in HEARTWOOD SE, just minutes from SOUTH HEALTH CAMPUS, SETON YMCA, shopping, and dining. This home features an impressive OPEN-TO-BELOW FOYER, a FUNCTIONAL MUDROOM, and a WALK-THROUGH PANTRY. The kitchen offers FULL-HEIGHT CABINETRY and a LARGE ISLAND, opening to a bright great room with ADDED WINDOWS and a FIREPLACE. Upstairs includes a BONUS ROOM, TWO BEDROOMS, and a PRIMARY Bedroom with WALK-IN CLOSET and a 5-PIECE ENSUITE featuring DUAL SINKS, TILED SHOWER, and a SOAKER TUB. Additional highlights include a SEPARATE ENTRY, 9&rsquo; FOUNDATION, METAL RAILINGS, UNDERMOUNT SINKS, DOUBLE ATTACHED GARAGE, and SMART HOME SYSTEM. Enjoy living in the growing HEARTWOOD COMMUNITY, surrounded by PARKS, WETLANDS, WALKING TRAILS, and planned future SCHOOLS and RETAIL AMENITIES, offering a balanced lifestyle of nature and convenience.