



GRASSROOTS
REALTY GROUP

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47 Heartwood Villas SE Calgary, Alberta

MLS # A2326234

\$674,900



Division:	Rangeview		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,545 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Gravel Driveway, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Stone Counters, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Wet Bar Dishwasher

VERIFIED JAYMAN BUILT SHOW HOME | FULLY FINISHED BASEMENT | CENTRAL AIR | 4 BEDROOMS Welcome to Jayman BUILT's stunning ASPEN 20 Show Home at 47 Heartwood Villas SE. Offering approximately 1,535 sq. ft. above grade plus a 520 sq. ft. developed basement, this professionally designed home delivers more than 2,050 sq. ft. of finished living space with four bedrooms and 3.5 bathrooms. Heartwood is a vibrant 200-acre Southeast Calgary community planned around nature, connection and convenience. Future amenities include a school site, four parks, more than five kilometres of pathways, natural wetlands and over four acres of commercial space. The open main floor showcases Okanagan Pine Hills luxury vinyl plank flooring and an impressive front-to-back sightline. A designated dining area flows into the bright rear kitchen, featuring quartz countertops, a central island with eating bar, soft-close cabinetry, 36-inch upper cabinets with sub-moulding and a Blanco Silgranit undermount sink. Premium stainless-steel appliances include a Whirlpool refrigerator with icemaker and internal water dispenser, electric slide-in smooth-top range, Panasonic microwave with trim kit and Broan built-in cabinet hood fan. The adjoining Great Room features an electric fireplace, while a pantry, powder room and rear mudroom complete the level. Step outside to the 10' x 10' deck. Upstairs are three sizeable bedrooms, a full main bathroom and convenient laundry room with a pocket door. The primary retreat includes a spacious walk-in closet and private three-piece ensuite with an oversized glass-enclosed shower. The fully finished basement adds a spacious recreation room, wet bar with beverage centre and dishwasher, fourth bedroom, three-piece bathroom and storage—ideal for guests, older children or additional

entertaining space. Professionally finished in a nature-inspired palette, this show home includes central air conditioning, custom window coverings, feature walls, Jayman's EXTRA Fit & Finish®; a durable Hardie Board®; front exterior and BTRboard®; exterior wall system. Jayman's Core Performance features include 10 solar panels, BUILT GREEN®; Canada standard, EnerGuide-rated construction, triple-pane windows, a high-efficiency furnace with MERV 13 filtration, HRV system, UV-C air purification, Navien tankless water heater and smart-home technology solutions. Enjoy thoughtfully designed living in a growing community where parks, pathways and natural areas create opportunities for morning walks, weekend picnics and evening strolls. Contact your REALTOR®; today for complete purchase and show-home leaseback details. Welcome home!