



GRASSROOTS
REALTY GROUP

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222 Heartwood Parade SE
Calgary, Alberta

MLS # A2328799

\$535,395



Division:	Rangeview		
Type:	Residential/Triplex		
Style:	2 Storey		
Size:	1,448 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, Back Yard, Garden, Level, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Composite Siding, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Smart Home		
Inclusions:	n/a		

This NO CONDO FEE, 2-storey END-UNIT townhome by Bedrock Homes offers low-maintenance living with a clean, modern design in a growing community. An already built DOUBLE DETACHED GARAGE and SIDE ENTRY add everyday convenience and future flexibility. The modern kitchen features ceiling-height cabinetry, soft-close drawers, and a functional layout flowing into the dining area with a cozy reading nook—perfect for coffee, reading, or a small workspace. A practical mudroom adds extra organization. Upstairs, the primary bedroom includes a walk-in closet and private ensuite with dual sinks and a walk-in shower. The “BASEMENT FOUNDATION with bathroom rough-ins offers great future development potential. Additional features include knockdown ceilings throughout and SMART HOME FEATURES such as a smart thermostat and keypad front door lock.