



GRASSROOTS
REALTY GROUP

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235 Heartwood Grove SE
Calgary, Alberta

MLS # A2329935



\$587,895

Division:	Rangeview		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,619 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, 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, Breakfast Bar, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)		
Inclusions:	n/a		

The Sasha, a 2-STOREY LANED HOME by BEDROCK HOMES offers modern style and functional living in a growing community. Featuring a CONCRETE PARKING PAD and SIDE ENTRY, this home is designed for today's lifestyle and future potential. The modern kitchen showcases CEILING-HEIGHT CABINETRY and SOFT-CLOSE DRAWERS, flowing seamlessly into the dining and living areas. A functional MUDROOM adds convenience. Upstairs, a CENTRAL BONUS ROOM provides flexible space for a media area, playroom, or home office. The PRIMARY BEDROOM features a WALK-IN CLOSET and private ENSUITE WITH DUAL SINKS AND A WALK-IN SHOWER. Stylish METAL SPINDLE RAILING adds an elegant touch throughout the home. The 9' BASEMENT FOUNDATION with BATHROOM ROUGH-INS offers FUTURE DEVELOPMENT POTENTIAL. Additional highlights include KNOCKDOWN CEILINGS THROUGHOUT and SMART HOME FEATURES, including a SMART THERMOSTAT and KEYPAD FRONT DOOR LOCK.