



GRASSROOTS
REALTY GROUP

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36 Heartwood Lane SE
Calgary, Alberta

MLS # A2331967



\$679,900

Division:	Rangeview		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,637 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Interior Lot, Zero Lot Line		

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

Inclusions: Basement: Fridge, Electric Range, OTR Microwave, Dishwasher, Washer & Dryer

Whether you're looking for your forever home or a smart investment, this beautifully finished property delivers style, functionality, and exceptional value—all in a home that's ready for its very first occupants. The bright, open-concept main floor offers an inviting living space centered around a stylish electric fireplace, creating the perfect place to gather with family and friends. The spacious kitchen features plenty of cabinet space, a large island, and a walk-in pantry, making it ideal for cooking, entertaining, and everyday convenience. A mud room at the back entrance adds practical functionality for busy households. A dedicated main-floor office with a closet provides exceptional flexibility and can easily serve as a fourth bedroom. Upstairs, you'll find three spacious bedrooms, 2.5 bathrooms, a bonus room and the convenient upper-level laundry, making everyday living effortless. A large deck off the main living area extends your living space outdoors, perfect for relaxing or entertaining. The fully developed one-bedroom legal basement suite features its own private entrance, offering an excellent opportunity for rental income, mortgage assistance, or comfortable multigenerational living. Completing the property is a double detached garage, providing plenty of parking and storage. Come see this home today.