



**GRASSROOTS**  
REALTY GROUP

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## 78 Heartwood Villas SE Calgary, Alberta

MLS # A2340009



# \$749,900

|           |                        |        |                  |
|-----------|------------------------|--------|------------------|
| Division: | Rangeview              |        |                  |
| Type:     | Residential/House      |        |                  |
| Style:    | 2 Storey               |        |                  |
| Size:     | 2,150 sq.ft.           | Age:   | 2026 (0 yrs old) |
| Beds:     | 4                      | Baths: | 4                |
| Garage:   | Double Garage Attached |        |                  |
| Lot Size: | 0.05 Acre              |        |                  |
| Lot Feat: | Corners Marked         |        |                  |

|             |                           |            |   |
|-------------|---------------------------|------------|---|
| Heating:    | Forced Air                | Water:     | - |
| Floors:     | Carpet, Tile, Vinyl Plank | Sewer:     | - |
| Roof:       | Asphalt Shingle           | Condo Fee: | - |
| Basement:   | Full                      | LLD:       | - |
| Exterior:   | Vinyl Siding              | Zoning:    | - |
| Foundation: | Poured Concrete           | Utilities: | - |

**Features:** Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Soaking Tub, Walk-In Closet(s)

**Inclusions:** None

Welcome to 78 Heartwood Villas SE, a beautifully designed brand-new two-storey home offering approximately 2,150 sq. ft. of thoughtfully planned living space in the growing southeast community of Heartwood. Scheduled for possession September 30, 2026, this home blends modern design, functional layout, and quality craftsmanship, making it ideal for families seeking comfort, flexibility, and long-term value. The main floor features a bright open-concept layout enhanced by engineered hardwood flooring, large windows, and a welcoming atmosphere throughout. The spacious kitchen is designed with both style and practicality in mind, showcasing quartz countertops, a central island with breakfast bar seating, modern cabinetry, and a full appliance package. The kitchen flows seamlessly into the dining and living areas, creating an ideal environment for everyday living and entertaining. The living room is anchored by an electric fireplace, adding warmth and character to the space. A versatile main floor den/flex room and a full 3-piece bathroom provide additional functionality, perfect for a home office, guest space, or multi-generational living. Step outside to the 8' x 11' rear deck, offering a great outdoor extension for relaxing or hosting gatherings. Upstairs, the home continues to impress with four generously sized bedrooms, including a spacious primary retreat designed for comfort and relaxation. The primary suite features a walk-in closet and luxurious 5-piece ensuite complete with double vanity, glass and tile shower, and a soaking tub. One of the secondary bedrooms includes its own private 4-piece ensuite, while the remaining bedrooms share an additional full bathroom. The upper-level family/bonus room provides flexible space for movie nights, study areas, or a children's playroom, while the upper floor laundry adds everyday

convenience. The unfinished basement includes legal suite rough-ins, offering excellent future development potential for additional living space or income opportunity. Additional highlights include high ceilings, engineered hardwood and tile flooring, modern lighting, open floorplan design, quartz counters throughout, and A/C rough-in. Situated on a south-facing homesite, this property offers great natural light and is located close to parks, playgrounds, walking paths, and future amenities, making it an excellent choice for growing families and professionals alike. The double attached garage provides secure parking and added storage. Built by Trico Homes, this property offers quality construction and contemporary finishes in a vibrant new community designed for connected living. With its spacious layout, premium features, and future development potential, 78 Heartwood Villas SE presents an outstanding opportunity to own a brand-new home in one of Calgary's emerging neighbourhoods.