



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

262 Heartwood Gardens SE  
Calgary, Alberta

MLS # A2341637



**\$829,900**

|           |                                                                 |        |                  |
|-----------|-----------------------------------------------------------------|--------|------------------|
| Division: | Rangeview                                                       |        |                  |
| Type:     | Residential/House                                               |        |                  |
| Style:    | 2 Storey                                                        |        |                  |
| Size:     | 2,403 sq.ft.                                                    | Age:   | 2026 (0 yrs old) |
| Beds:     | 4                                                               | Baths: | 3 full / 1 half  |
| Garage:   | Double Garage Attached, Driveway, Garage Faces Front, On Street |        |                  |
| Lot Size: | 0.09 Acre                                                       |        |                  |
| Lot Feat: | Back Yard, Interior Lot, Lawn, Rectangular Lot, Street Lighting |        |                  |

|             |                                                                                                                                                                                                                                   |            |     |
|-------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-----|
| Heating:    | Forced Air                                                                                                                                                                                                                        | Water:     | -   |
| Floors:     | Carpet, Ceramic Tile, Vinyl Plank                                                                                                                                                                                                 | Sewer:     | -   |
| Roof:       | Asphalt Shingle                                                                                                                                                                                                                   | Condo Fee: | -   |
| Basement:   | Full                                                                                                                                                                                                                              | LLD:       | -   |
| Exterior:   | Composite Siding, Stone, Wood Frame                                                                                                                                                                                               | Zoning:    | R-G |
| Foundation: | Poured Concrete                                                                                                                                                                                                                   | Utilities: | -   |
| Features:   | Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Primary Downstairs, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Tray Ceiling(s), Walk-In Closet(s) |            |     |
| Inclusions: | Builders Appliance Package                                                                                                                                                                                                        |            |     |

Ready October 2026 | Arlo Model by Genesis Builders Group Inc | Main Level Primary Bedroom with 3pc Ensuite | Main Level Flex Room | Open Floor Plan | Loaded Kitchen | Quartz Countertops | Full Height Cabinets | Gas Stove Line | Kitchen Island | Open to Below Ceiling | Spindle Railing | 3 Upper Level Bedrooms | Upper Level Bonus Room with Tray Ceilings | Upper Primary with 5pc Ensuite | Soaker Tub | Double Vanity | Shared 5pc Upper Level Bath | Upper Level Laundry | Basement Side Entry | 9' Basement Foundation | Legal Suite Rough-Ins | Gas BBQ Line | North Facing Backyard | Double Attached Front Garage. Welcome to the Arlo model by Genesis Builders Group Inc, offering a thoughtfully designed layout with exceptional functionality & modern finishes throughout. The main level welcomes you with an open foyer featuring soaring open-to-below ceilings & elegant spindle railing. The open floor plan seamlessly connects the kitchen, dining & living spaces, creating an ideal setting for everyday living & entertaining. The loaded kitchen features full height cabinetry, quartz countertops, a spacious island & a gas stove line, providing both style & functionality for the home chef. The main level also offers a primary bedroom with a private 3pc ensuite, creating a convenient retreat for guests, family members or main-level living. A dedicated flex room provides additional space for a home office, study or hobby area. Upstairs holds 3 additional bedrooms, a spacious bonus room & convenient laundry. The upper primary retreat features a luxurious 5pc ensuite with a deep soaker tub & double vanity, while the additional bedrooms are generously sized & share the 5pc upper level bathroom. The bonus room features tray ceilings & provides exceptional additional living space for movie nights, children's play or relaxing with family. The unfinished basement offers

incredible future potential with a separate side entry, 9' foundation & legal suite rough-ins. A gas BBQ line, north-facing backyard & front attached double garage complete this exceptional home. With a functional layout, versatile living spaces & thoughtful upgrades throughout, this Arlo model is an excellent opportunity to own a brand new home. Hurry & book your showing today!