



GRASSROOTS
REALTY GROUP

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290 Heartwood Gardens SE
Calgary, Alberta

MLS # A2349750



\$874,400

Division:	Rangeview		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,490 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Driveway, Garage Faces Front, On Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Interior Lot, 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, Soaking Tub, Walk-In Closet(s)		
Inclusions:	Builders Appliance Package		

****Brand New Home Move-In Ready | Built by Genesis Builders Group | Corner Lot | Eleanor Model | 2,489 SqFt | 5 Bedrooms | 3 Bathrooms | Main Level Bedroom | Main Level 4pc Bathroom | Chef's Kitchen | Centre Island with Barstool Seating | Spice Kitchen | Walk-Through Access to Mud Room | Quartz Countertops | Stainless Steel Builders Appliance Package | Open Floor Plan | Open to Below Ceilings | Recessed LED Lighting | Large Windows | Electric Fireplace | Upper Level Bonus Room | Spacious Bedrooms | Primary Retreat with Walk-In Closet | Private 5pc Ensuite | Upper Level Laundry | Separate Side Entry | Unfinished Basement | 9Ft Foundation | Front Double Attached Garage.**** Welcome to the Eleanor by Genesis Builders Group, a beautifully designed 2-storey home offering 2,489 SqFt of thoughtfully planned living space with modern finishes and exceptional functionality for today's families. The main level features an open floor plan filled with natural light from large windows throughout, enhanced by soaring open-to-below ceilings that create an impressive sense of space. The spacious living room is centred around a stylish electric fireplace, creating a warm and inviting gathering place for family and friends. The chef's kitchen is beautifully appointed with quartz countertops, a centre island with barstool seating, stainless steel builders appliance package and ample cabinetry. The adjoining spice kitchen provides additional prep and cooking space and conveniently connects through to the mud room located off the interior garage entrance, creating a highly functional layout for busy households. The dining area flows seamlessly into the main living spaces, making entertaining effortless. A main-level bedroom and full 4-piece bathroom with tub/shower combination offer excellent flexibility for guests, extended family or a home office setup. Upstairs,

you'll find 4 spacious bedrooms centred around a versatile bonus room that creates the perfect secondary living space for relaxing, studying or movie nights. The primary retreat offers a large walk-in closet and a private 5-piece ensuite complete with dual vanities, a soaking tub and a walk-in shower. Three additional generously sized bedrooms share a well-appointed 4-piece bathroom, while the upper-level laundry room adds everyday convenience. The unfinished basement features a separate side entry and 9ft foundation, providing outstanding potential for future development tailored to your family's needs. Completing the home is a front double attached garage offering secure parking and additional storage. An exceptional opportunity to own a brand-new Genesis Builders Group home showcasing quality craftsmanship, thoughtful design and timeless finishes throughout. Hurry and book your showing today!