



GRASSROOTS
REALTY GROUP

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263 Heartwood Grove SE
Calgary, Alberta

MLS # A2350858

\$571,900

Division:	Rangeview		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,588 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.01 Acre		
Lot Feat:	Back Lane, Back Yard		

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

Features: Bathroom Rough-in, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

Welcome to the Hudson by Rohit Homes, a brand new 3 bedroom, 2.5 bathroom detached home in the growing southeast Calgary community of Heartwood. This thoughtfully designed new construction home in SE Calgary offers a separate side entrance for future basement development, upper floor laundry, and quartz countertops throughout, combining everyday function with long term flexibility. The main level is designed for modern living, featuring a bright open concept layout that flows seamlessly between the kitchen, dining, and living areas. Finished in Rohit Homes's Global Muse designer interior package, this home showcases professionally curated finishes, designer lighting, and a cohesive collection of materials selected to create an elevated, contemporary look throughout. The kitchen is anchored by a spacious peninsula island and complemented by quartz countertops, refined hardware, designer lighting, and a stainless steel appliance package. Large windows bring plenty of natural light into the space, while a convenient two piece bathroom completes the main floor. Upstairs, the primary suite offers a private retreat with a walk in closet and an upgraded ensuite featuring dual vanities, a fully tiled walk in shower, and an LED illuminated mirror. Two additional bedrooms, a full bathroom with its own LED illuminated mirror, and upper level laundry provide the functional layout today's buyers are looking for in a new build home in southeast Calgary. The separate side entrance adds valuable future potential, whether you envision additional living space or want greater flexibility for the basement down the road. The Hudson floorplan is well suited for first time buyers, move up purchasers, or investors looking for a new home in SE Calgary with a practical layout and room to grow. Located in Heartwood SE Calgary, residents enjoy convenient access

to South Health Campus, Seton YMCA, Calgary Public Library, shopping, restaurants, major roadways, and planned future schools and parks. Backed by Alberta New Home Warranty coverage, this Rohit Homes property combines professionally selected design, a smart floorplan, and long term flexibility in one of Calgary's growing southeast communities. Visit the Rohit Homes showhome at 7181 Rangeview Ave SE to explore the floorplan and learn more about available pre construction opportunities in Heartwood.