



GRASSROOTS
REALTY GROUP

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282 Heartwood Gardens SE
Calgary, Alberta

MLS # A2351487

\$859,900

Division:	Rangeview		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,534 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	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 | Built by Genesis Builders Group | Mateo Model | 2,534 SqFt | 4 Bedrooms | 3 Bathrooms | Main Level Flex Room | Main Level 3pc Bath with Walk-in Shower | Chef's Kitchen | Centre Island with Barstool Seating | Spice Kitchen | Quartz Countertops | Stainless Steel Builders Appliance Package | Open Floor Plan | Recessed LED Lighting | Large Windows | Electric Fireplace | Plush Carpet Flooring Upstairs | Family Room with Tray Ceilings | Deep Walk-In Closets | Primary Ensuite with Soaking Tub & Double Vanity | Upper Level Laundry | Separate Entry to Basement | Unfinished Basement | 9Ft Foundation | Front Double Attached Garage.**** Welcome to the Mateo by Genesis Builders Group, a beautifully designed 2-storey home offering 2,536 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, recessed LED lighting and a spacious living room centred around a stylish electric fireplace. The chef's kitchen is beautifully appointed with quartz countertops, a centre island with barstool seating, stainless steel builders appliance package and ample cabinetry, while the spice kitchen provides additional prep and cooking space for effortless entertaining. The dining area seamlessly connects to the main living spaces creating a welcoming atmosphere for gatherings. A versatile flex room offers endless possibilities for a home office, study or guest space, while the main level 3pc bathroom with walk-in shower adds convenience and flexibility. Upstairs, plush carpet flooring adds warmth throughout the bedroom level where you'll find 4 spacious bedrooms including a stunning primary retreat complete with deep walk-in closets and a luxurious ensuite featuring a soaking tub, double vanity and separate

shower. The additional bedrooms are generously sized and serviced by a full bathroom, while the central family room with tray ceilings creates the perfect secondary living space for relaxing or entertaining. An upper-level laundry room adds everyday convenience. The unfinished basement features a separate entry and 9ft foundation, providing incredible potential for future development tailored to your 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, functional design and timeless finishes throughout. Hurry and book your showing today!