

# \$649,900 - 72 Heartwood Lane Se, Calgary

---

MLS® #A2205460

**\$649,900**

4 Bedroom, 3.00 Bathroom, 1,775 sqft  
Residential on 0.06 Acres

Rangeview, Calgary, Alberta

Welcome to Heartwood, one of the most sought-after communities in SE Calgary, offering easy access to parks, schools, shopping, and transit. Enjoy the convenience of nearby Southcentre Mall, Deerfoot Trail, and Macleod Trail. This beautiful home features a separate basement entrance, a main floor bedroom, and a full bathroom with a tiled shower. The 9' basement foundation adds extra ceiling height, and metal spindles throughout provide a modern touch. The kitchen boasts a chimney hood fan, stainless steel appliances, cabinetry to the ceiling, and soft-close drawers. Extra windows flood the home with natural light, and the rear veranda with stairs leads to the yard. The ensuite and upper main floor bathrooms feature dual undermount sinks. A concrete garage pad with curb walls is in place for a future garage. High-end finishes include a fireplace, knockdown ceilings, and more. Plus, enjoy the included Smart Home System, giving you control of your thermostat, video doorbell, and locks. Photos are representative.



Built in 2025

## Essential Information

MLS® #	A2205460
Price	\$649,900
Bedrooms	4
Bathrooms	3.00

Full Baths	3
Square Footage	1,775
Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	72 Heartwood Lane Se
Subdivision	Rangeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S0R1

### **Amenities**

Parking Spaces	2
Parking	Parking Pad

### **Interior**

Interior Features	Bathroom Rough-in, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Smart Home
Appliances	Dishwasher, Electric Range, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Insert
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	None, Rain Gutters
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Composite Siding, Metal Siding, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## **Additional Information**

Date Listed	March 28th, 2025
Days on Market	4
Zoning	R1-U

## **Listing Details**

Listing Office	Bode Platform Inc.
----------------	--------------------

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.