

# \$629,825 - 20 Heartwood Lane Se, Calgary

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MLS® #A2245991

**\$629,825**

4 Bedroom, 3.00 Bathroom, 1,737 sqft

Residential on 0.06 Acres

Rangeview, Calgary, Alberta

This beautifully designed home features a SIDE ENTRANCE with direct BASEMENT ACCESS, ideal for future potential development. The MAIN FLOOR BEDROOM with FULL BATH offers flexibility for GUESTS or a HOME OFFICE. Upstairs, a CENTRAL BONUS ROOM provides extra living space perfect for a MEDIA AREA, KIDS'S™ ZONE, or LOUNGE. The luxurious PRIMARY ENSUITE includes a WALK-IN SHOWER and DUAL SINKS for a spa-like retreat. With a 9'™ BASEMENT FOUNDATION, the lower level offers enhanced CEILING HEIGHT and versatile development options. Elegant METAL SPINDLE RAILINGS add modern flair, while the spacious KITCHEN boasts a LARGE ISLAND, WALK-IN PANTRY, CEILING-HEIGHT CABINETS, and SOFT-CLOSE DRAWERS. The CONCRETE GARAGE PAD with CURB WALLS is ready. Thoughtfully placed WINDOWS brighten the home, complemented by stylish finishes like a cozy FIREPLACE, FROSTED PANTRY DOOR, and KNOCKDOWN CEILINGS. Included SMART HOME SYSTEM. Close to the YMCA and SETON HOSPITAL. Photos are representative.



Built in 2025

## Essential Information

MLS® #                   A2245991

Price                     \$629,825

Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,737
Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	20 Heartwood Lane Se
Subdivision	Rangeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2K1

### **Amenities**

Parking Spaces	2
Parking	Parking Pad
# of Garages	2

### **Interior**

Interior Features	French Door, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Stone Counters, Walk-In Closet(s), Smart Home
Appliances	Microwave Hood Fan
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Insert
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Lighting
Lot Description	Level, Street Lighting, Zero Lot Line

Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Vinyl Siding, Wood Frame, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 5th, 2025
Days on Market	5
Zoning	R-G

### **Listing Details**

Listing Office	Bode Platform Inc.
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