

# \$624,900 - 72 Heartwood Lane Se, Calgary

MLS® #A2219333

**\$624,900**

4 Bedroom, 3.00 Bathroom, 1,771 sqft

Residential on 0.06 Acres

Rangeview, Calgary, Alberta

Welcome to Heartwood, one of the most sought-after communities in SE Calgary – known for its family-friendly vibe, parks, schools, and quick access to shopping, transit, and major roads. This thoughtfully designed home offers great functionality with a main floor bedroom and full bathroom, plus a separate side entrance to the basement, making it perfect for future development. You’ll love the bright and open feel thanks to extra windows and 9’ foundation ceilings in the basement. The kitchen is both stylish and practical, featuring ceiling-height cabinets, soft-close drawers, and a chimney hood fan. The upper floor includes dual sinks in both the ensuite and main bathroom – a great touch for busy households. Step out back to a covered veranda with stairs, and know that a concrete garage pad with curb walls is already in place for your future garage. Modern finishes like metal spindle railings, a fireplace, knockdown ceilings, and a built-in Smart Home System (with video doorbell, smart thermostat, and smart locks) add extra comfort and convenience. Plus, you’re just minutes from the South Health Campus, YMCA, and all the shops and restaurants at Seton Shopping Centre – including Superstore, Cineplex, and more. Quick access to Deerfoot Trail, Stoney Trail, and Macleod Trail makes commuting easy.

Built in 2025



## Essential Information

MLS® #	A2219333
Price	\$624,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,771
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	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Smart Home, Bathroom Rough-in
Appliances	None
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Private Entrance, Rain Gutters
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Vinyl Siding, Wood Frame, Metal Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 9th, 2025
Days on Market	26
Zoning	R1-U

### **Listing Details**

Listing Office	eXp Realty
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