

# \$609,900 - 28 Heartwood Lane Se, Calgary

MLS® #A2246189

**\$609,900**

4 Bedroom, 3.00 Bathroom, 1,776 sqft

Residential on 0.06 Acres

Rangeview, Calgary, Alberta

Welcome to THE AURORA – a stunning, smart-designed home combining style and functionality. Featuring a SEPARATE ENTRANCE with direct access to the BASEMENT, this home offers excellent future potential. The MAIN FLOOR BEDROOM and FULL BATHROOM provide convenience and flexibility for guests.. Enjoy elevated comfort with 9’™ BASEMENT CEILINGS, ELEGANT METAL SPINDLE RAILINGS, and a COZY FIREPLACE. The gourmet kitchen boasts FULL-HEIGHT CABINETS, a CHIMNEY HOOD FAN, SOFT-CLOSE DOORS, and a FROSTED PANTRY DOOR. Bathrooms include DUAL UNDERMOUNT SINKS for a touch of luxury. The CONCRETE GARAGE PAD with CURB WALLS is ready for your future garage. THOUGHTFULLY PLACED WINDOWS fill the home with NATURAL LIGHT. Included SMART HOME SYSTEM – at no extra cost. STYLISH FINISHES, MODERN TECH, and proximity to the YMCA and HOSPITAL make THE AURORA a perfect place to call home! Photos are representative.



Built in 2025

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | A2246189  |
| Price    | \$609,900 |
| Bedrooms | 4         |

|                |             |
|----------------|-------------|
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,776       |
| Acres          | 0.06        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 28 Heartwood Lane Se |
| Subdivision | Rangeview            |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3M 2K1              |

### Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

### Interior

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

### Exterior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior Features | Private Entrance                                                |
| Lot Description   | Level, Street Lighting, Zero Lot Line                           |
| Roof              | Asphalt Shingle                                                 |
| Construction      | Cement Fiber Board, Composite Siding, Stone, Vinyl Siding, Wood |

|            |                 |
|------------|-----------------|
|            | Frame           |
| Foundation | Poured Concrete |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 6th, 2025 |
| Days on Market | 15               |
| Zoning         | R-G              |

### **Listing Details**

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

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