

# \$799,900 - 75 Heartwood Villas Se, Calgary

MLS® #A2266242

## \$799,900

3 Bedroom, 3.00 Bathroom, 2,422 sqft  
Residential on 0.08 Acres

Rangeview, Calgary, Alberta

The Ezra II by Genesis Homes offers exceptional style and versatility in Heartwood. This 4-bedroom, 2.5-bath home features a 9-foot foundation height, side entry, and rough-ins for potential future development. The open-concept main floor includes a modern kitchen, upgraded lighting, railing, and a fireplace with mantle that anchors the great room. Upstairs, a tray ceiling enhances the bonus room, offering an elegant space for family relaxation or entertainment. Three spacious bedrooms include a primary bedroom with private ensuite and walk-in closet. The BBQ gas line adds outdoor convenience for warm-weather gatherings. Built with Genesis Homes'™ commitment to craftsmanship and efficiency, this home balances comfort and design for modern living. Located in Heartwood, a vibrant southeast Calgary community with parks, pathways, and future amenities. Photos are representative.



Built in 2025

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2266242  |
| Price          | \$799,900 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 2,422     |

|            |             |
|------------|-------------|
| Acres      | 0.08        |
| Year Built | 2025        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 75 Heartwood Villas Se |
| Subdivision | Rangeview              |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3S 0R6                |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, Double Vanity, Kitchen Island, Pantry, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Range, Microwave, 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 | Awning(s)                                 |
| Lot Description   | Back Yard, Street Lighting, Zero Lot Line |
| Roof              | Asphalt Shingle                           |
| Construction      | Stone, Vinyl Siding, Wood Frame           |
| Foundation        | Poured Concrete                           |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 22nd, 2025 |
| Days on Market | 8                  |
| Zoning         | R-G                |

**Listing Details**

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

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