77 Heartwood Lane SE
Calgary, Alberta

MLS # A2242990

$860,895

Division:	Rangeview		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,622 sq.ft.	**Age:**	2025 (0 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Corner Lot, Zero Lot Line		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full, Unfinished	**LLD:**	-
Exterior:	Cement Fiber Board, Composite Siding, Stone, Vinyl Siding, Wood Frame	**Zoning:**	R-G
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Double Vanity, French Door, High Ceilings, Kitchen Island, Open Floorplan, Separate Entrance, Smart Home, Walk-In Closet(s)		

Inclusions:	N/A

Step into WOW with Double Barn Doors leading to a flex room – perfect as a home office, creative studio, or guest retreat. The GOURMET KITCHEN stuns with 41” cabinets to the ceiling, CHIMNEY HOODFAN, soft-close drawers, and a massive island with EATING BAR + LEGS for that elevated look. A breathtaking OPEN-TO-BELOW staircase steals the show, while a sleek 50” ELECTRIC FIREPLACE anchors the great room in style. Metal spindle RAILINGS add a modern edge throughout. Enjoy the convenience of a WALK-THROUGH mudroom & pantry with CUSTOM MELAMINE shelving. Upstairs, a central bonus room offers the perfect hangout zone. Retreat to a LUXURIOUS PRIMARY ENSUITE featuring a FREESTANDING tub, TILED SHOWER, dual sinks & private water closet. The walk-in closet? Absolutely dreamy with double & single-hang shelving. This home has it all – STYLE, FUNCTION & LOCATION!