

117 Heartwood Lane SE  
Calgary, Alberta

MLS # A2271821

# \$829,900



|                    |  |                   |     |
|--------------------|--|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas                          | <b>Water:</b>     | -   |
| <b>Floors:</b>     | See Remarks                                      | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                  | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full   | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Cement Fiber Board, Stone, Wood Frame            | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                  | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Double Vanity, Kitchen Island, Walk-In Closet(s) |                   |     |
| <b>Inclusions:</b> | N/A  |                   |     |

Trico Homes, the heart of home building. Find your ideal home in your favourite community in Calgary & Surrounding Area. The Concord offers 2,305 sq ft of open-concept living, featuring a main-floor bedroom with full bath and a 2-bedroom legal suite for extended family. Upstairs, three secondary bedrooms each include a walk-in closet, along with a shared bath, laundry, and a luxurious primary bedroom with a walk-in closet and 5-piece ensuite. A central bonus room provides space for entertainment and family time. Upgrades include engineered hardwood, 9-ft ceilings, 42-inch upper cabinets, LED pot lights, knockdown ceilings, and modern fixtures. Located in Heartwood, a vibrant southeast Calgary community with tree-lined streets, walking paths, and future parks and amenities. Photos are representative.