

85 Heartwood Lane SE
Calgary, Alberta

MLS # A2272181



\$899,900

Division: Rangeview

Type: Residential/House

Style: 2 Storey

Size: 2,150 sq.ft. **Age:** 2023 (3 yrs old)

Beds: 6 **Baths:** 4 full / 1 half

Garage: Double Garage Attached

Lot Size: 0.09 Acre

Lot Feat: Back Yard, Corner Lot

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|--------------------|---|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s) | | |
| Inclusions: | None | | |

Welcome to this stunning Trico Homes SHOW HOME WITH A LEGAL BASEMENT SUITE, now available for purchase with a guaranteed LEASEBACK! This is one of the most secure and desirable investment opportunities on the market — own a premium show home and enjoy stress-free, reliable monthly income while Trico continues to use the property for sales and marketing. This is NOT a residential tenancy — Trico remains in full care and control of the home throughout the leaseback term. Property Highlights: Professionally designed and fully upgraded SHOWHOME, Premium finishes, designer selections, and expert craftsmanship throughout. Beautifully landscaped, fully completed inside and out. Thoughtfully curated decor & furnishings (if included, depending on agreement), immaculately maintained by Trico during the entire leaseback. Leaseback Highlights: Trico pays 7.5% — an exceptional return rarely offered in today's market! Trico maintains full responsibility for: Utilities, Maintenance Showhome care & presentation, Guaranteed monthly payments, Flexible term — Trico maintains use of the home until sales are complete in the community. Zero hassle: Trico takes care of everything while you build equity in a premium asset. Location: Located in the highly sought-after community of Rangeview, offering a blend of natural surroundings, walking paths, future amenities, and family-friendly living. Perfect For: Investors seeking reliable, hassle-free income. Buyers wanting to secure a future home but delay possession. Anyone wanting a beautifully finished home, kept in show home condition. Don't miss out on this opportunity — visit the showhome today! *Photos are taken from the Showhome and measurements are pulled from builder drawings*