

**47 Heartwood Villas SE
Calgary, Alberta**

MLS # A2279036



\$726,900

Division:	Rangeview		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,545 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Gravel Driveway, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Stone Counters, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Wet Bar Dishwasher		

** VERIFIED Jayman BUILT Show Home! ** Great & rare real estate investment opportunity ** Start earning money right away ** Jayman BUILT will pay you \$\$\$ per month to use this home as their full time Show Home** You will be impressed by Jayman BUILT's stunning ASPEN SHOW HOME in the up and-coming Southeast community of Heartwood. A lovely new neighborhood with parks and playgrounds welcomes you into a thoughtfully planned living space featuring craftsmanship & design. Get ready to be a part of a vibrant, growing community built for today and tomorrow. There will include 1 future school site, 3 planned parks and green spaces, 1 wetland and pond area and 4 acres of planned commercial retail. From peaceful wetlands to open green spaces, Heartwood offers residents the chance to connect with nature right outside their door. Parks, paths and natural areas are designed to enhance everyday living-whether it's morning walks, weekend picnics or evening strolls. Featuring a professionally designed colour palette, you are invited in to explore over 1500+sqft of nature inspired design. Stepping into the home you are given a wonderful visual from front to back with an expansive site line to maximize every inch. Okanagan Pine Hills Luxury Vinyl Plank flooring graces the main floor offering a seamless transition from space to space. The Alpine Stone elevation compliments the interior selections as you tour the designated dining room into the bright rear kitchen with central island. Sleek stainless steel appliances elevate the space with a Whirlpool refrigerator with icemaker and internal water, electric slide in smooth top range, Panasonic microwave with trim kit and Broan power pack built-in cabinet hood fan. A mix stunning stone counter tops, Blanco silgranite undermount sink, soft close hinges with 36" uppers and 2 1/2 inch submoulding reflect nicely with

the selected EXTRA Fit & Finish. A functional pantry and powder room complete this level with a quaint mud room near the back of the home that opens up to your 10x10 deck. Explore the upper level that features three sizeable bedrooms with the Primary including a generous private 3pc en suite with sliding glass door shower and a spacious walk-in closet. You will also discover a convenient 2nd floor laundry with pocket door and full bath for family and guests on this level. The FULLY FINISHED lower level boasts a spacious central rec room, wet bar with beverage centre and dishwasher, a 4th bedroom and full bath while the exterior of this home features durable Front Hardie Board exterior and BTRboard Exterior Wall System. Enjoy CENTRAL AIR CONDITIONING along with feature walls & custom window coverings. Jayman's standard inclusions feature their Core Performance with 10 Solar Panels, BuiltGreen Canada standard, with an EnerGuide Rating, UV-C Ultraviolet Light Purification System, High Efficiency Furnace with Merv 13 Filters & HRV unit, Navien Tankless Hot Water Heater, Triple Pane Windows and Smart Home Technology Solutions!