

# \$565,000 - 96 Heartwood Lane Se, Calgary

MLS® #A2241983

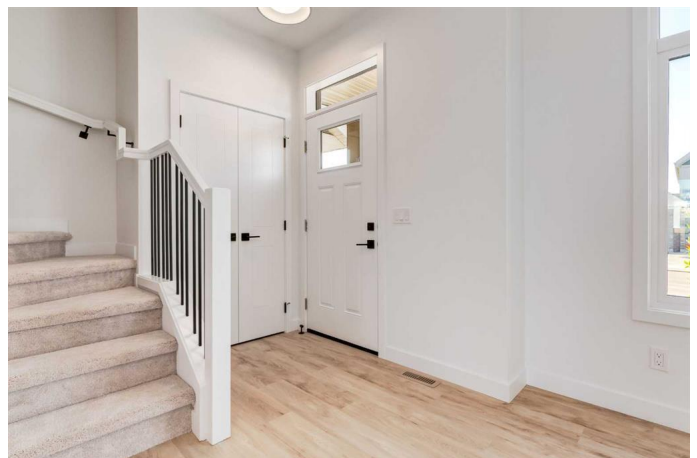
**\$565,000**

3 Bedroom, 3.00 Bathroom, 1,580 sqft

Residential on 0.06 Acres

Rangeview, Calgary, Alberta

Welcome to the Hudson by Rohit Homes, a thoughtfully designed brand new home in the growing southeast community of Heartwood. Situated on a 27-foot wide lot, and featuring a side entrance, this 3-bedroom, 2.5-bathroom home offers the perfect blend of style, comfort, and functionality. The main floor features an open concept layout centered around a well-appointed kitchen with a large peninsula island, full-height cabinetry, and generous storage. The kitchen flows seamlessly into a bright dining area and an inviting living room with large windows, built-in shelving, and a tray ceiling that defines the space beautifully. A convenient two-piece bathroom completes the main level. Upstairs, the primary bedroom provides a quiet retreat with a walk-in closet and a private ensuite that includes dual sinks and a fully tiled walk-in shower. Two additional bedrooms, a full bathroom, and upper-level laundry offer flexibility and everyday ease for busy households. This home also includes a separate side entrance, providing potential for future basement development. Heartwood is a well-connected new community located close to the South Health Campus, Seton YMCA, and a wide range of shopping and dining options. Residents will enjoy walkable green spaces, a scenic wetland and pond, and future amenities including parks, schools, and commercial space. This home also comes with the full new home warranty program for peace of mind, including 1 year on materials and labour, 2 years on delivery systems, 5 years



on the building envelope, and up to 10 years on structural coverage. Whether you're a first-time buyer or planning your next move, the Hudson by Rohit Homes delivers outstanding value in a community designed for long-term livability. Visit our showhome at 84 Heartwood Lane SE to learn more about this and other available homes!

Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2241983    |
| Price          | \$565,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,580       |
| Acres          | 0.06        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 96 Heartwood Lane Se |
| Subdivision | Rangeview            |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3S 0R2              |

**Amenities**

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

**Interior**

|                   |                                                                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer                                                                                              |
| Heating           | Forced Air                                                                                                                                                              |
| Cooling           | None                                                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                                                     |
| Basement          | Full, Unfinished                                                                                                                                                        |

## Exterior

|                   |                                            |
|-------------------|--------------------------------------------|
| Exterior Features | Rain Gutters                               |
| Lot Description   | Back Lane, Back Yard                       |
| Roof              | Asphalt Shingle                            |
| Construction      | Composite Siding, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                            |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 16th, 2025 |
| Days on Market | 34                |
| Zoning         | RG                |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.