

# \$629,825 - 20 Heartwood Lane Se, Calgary

---

MLS® #A2245991

**\$629,825**

4 Bedroom, 3.00 Bathroom, 1,737 sqft

Residential on 0.06 Acres

Rangeview, Calgary, Alberta

This beautifully designed home features a SIDE ENTRANCE with direct BASEMENT ACCESS, ideal for future potential development. The MAIN FLOOR BEDROOM with FULL BATH offers flexibility for GUESTS or a HOME OFFICE. Upstairs, a CENTRAL BONUS ROOM provides extra living space perfect for a MEDIA AREA, KIDS'S™ ZONE, or LOUNGE. The luxurious PRIMARY ENSUITE includes a WALK-IN SHOWER and DUAL SINKS for a spa-like retreat. With a 9'™ BASEMENT FOUNDATION, the lower level offers enhanced CEILING HEIGHT and versatile development options. Elegant METAL SPINDLE RAILINGS add modern flair, while the spacious KITCHEN boasts a LARGE ISLAND, WALK-IN PANTRY, CEILING-HEIGHT CABINETS, and SOFT-CLOSE DRAWERS. The CONCRETE GARAGE PAD with CURB WALLS is ready. Thoughtfully placed WINDOWS brighten the home, complemented by stylish finishes like a cozy FIREPLACE, FROSTED PANTRY DOOR, and KNOCKDOWN CEILINGS. Included SMART HOME SYSTEM. Close to the YMCA and SETON HOSPITAL. Photos are representative.



Built in 2025

## Essential Information

MLS® #                      A2245991

Price                        \$629,825

|                |             |
|----------------|-------------|
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,737       |
| Acres          | 0.06        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 20 Heartwood Lane Se |
| Subdivision | Rangeview            |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3M 2K1              |

### Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |
| # of Garages   | 2           |

### Interior

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Interior Features | French Door, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Stone Counters, Walk-In Closet(s), Smart Home |
| Appliances        | Microwave Hood Fan                                                                                                    |
| Heating           | Forced Air, Natural Gas                                                                                               |
| Cooling           | None                                                                                                                  |
| Fireplace         | Yes                                                                                                                   |
| # of Fireplaces   | 1                                                                                                                     |
| Fireplaces        | Electric, Insert                                                                                                      |
| Has Basement      | Yes                                                                                                                   |
| Basement          | Full, Unfinished                                                                                                      |

### Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | Lighting                              |
| Lot Description   | Level, Street Lighting, Zero Lot Line |

|              |                                                                |
|--------------|----------------------------------------------------------------|
| Roof         | Asphalt Shingle                                                |
| Construction | Composite Siding, Stone, Vinyl Siding, Wood Frame, Wood Siding |
| Foundation   | Poured Concrete                                                |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 5th, 2025 |
| Days on Market | 11               |
| Zoning         | R-G              |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Bode Platform Inc. |
|----------------|--------------------|

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.