

# \$595,000 - 96 Heartwood Lane, Calgary

MLS® #A2241733

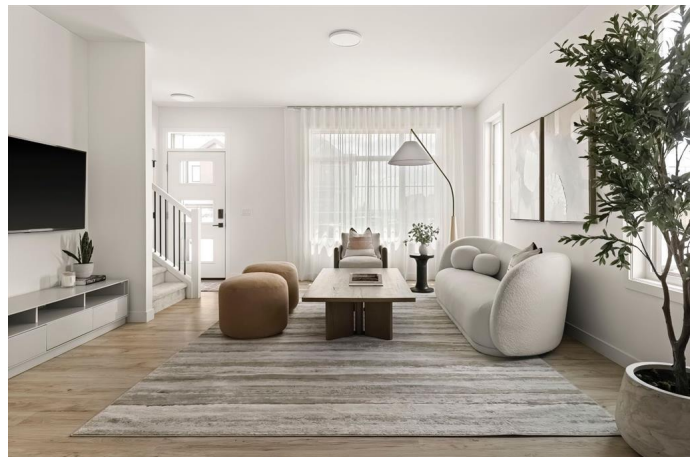
**\$595,000**

3 Bedroom, 2.00 Bathroom, 1,637 sqft

Residential on 0.06 Acres

Rangeview, Calgary, Alberta

Brand new quick possession by ROHIT HOMES - known for their designer interiors in a highly sought after location featuring: Separate entrance, luxury Upgrades, open floor plan, 9ft ceilings (main), quartz throughout, landscape & so much more in SE Calgarys newest Developement 'Heartwood' - next to seton, one of the largest YMCA , south campus hospital, easy access to highways, tons of amenities and more. Step inside to a sun soaked open floor plan with large windows throughout, and high 9ft ceilings leaving your home feel bright and inviting. Main floor connects the living, dining, and kitchen seamlessly creating a one of kind place to gather. With standout feature like coffered ceilings, elevating the elegance from the moment you walk in. The kitchen features large quartz island prep space with eating bar for stools, SS appliance package, cabinet to ceiling, and lots of cabinet storage space. The main floor is complete with built in shelving, half bath, and mud room with closet. Upstairs, be enthralled with designer features like custom light fixtures. There are 3 bedrooms up, all good size. With the primary room being a great size, with 3 separate closet spaces - ensuring your items will be tidy all the time and great set up for shared space with significant other. The primary ensuite features: Walk in shower, vanity with quartz, and storage space. The upper level is complete with laundry room (washer dryer included!) as well as another full bath. Basement has separate entrance, and is



awaiting your creativity. Landscaped lot, and a rear detached. concrete pad make this the perfect set up to move in and enjoy your brand new home by 'Rohit Homes' - an award winning home builder for over 35 years. Quick close targeting end of summer early fall close (only few months away!). \*Visit show home at 318 sora way SE Calgary mon-thurs 4-7pm, sat/sunday 2-5pm.

Built in 2025

**Essential Information**

MLS® #	A2241733
Price	\$595,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,637
Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

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

**Amenities**

Amenities	None
Parking Spaces	2
Parking	Parking Pad

**Interior**

Interior Features	Kitchen Island, Open Floorplan, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 21st, 2025
Days on Market	1
Zoning	tbd
HOA Fees	498
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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