

# \$577,395 - 52 Heartwood Lane Se, Calgary

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MLS® #A2246022

**\$577,395**

3 Bedroom, 3.00 Bathroom, 1,560 sqft

Residential on 0.07 Acres

Rangeview, Calgary, Alberta

Discover this beautifully crafted BEDROCK HOME on a TRADITIONAL LOT, featuring a SIDE ENTRY perfect for POTENTIAL FUTURE BASEMENT DEVELOPMENT or PRIVATE ACCESS. Enjoy extra natural light from ADDED WINDOWS in the STAIRWELL and BASEMENT, plus 9' FOUNDATION WALLS for increased ceiling height. A CONCRETE GARAGE PAD with CURB WALLS is ready. Inside, a 50â€• ELECTRIC FIREPLACE enhances the GREAT ROOMâ€™S modern appeal, complemented by sleek CONTEMPORARY RAILING and LUXURY VINYL PLANK (LVP) FLOORING throughout the MAIN FLOOR. The PRIVATE ENSUITE boasts DUAL SINKS and a WALK-IN SHOWER. 5000K BRIGHT LED LIGHTING fills the home with vibrant energy. Stay comfortable year-round with a HIGH-EFFICIENCY FURNACE, HOT WATER TANK, and HRV SYSTEM. Plus, control your home with ease using the included SMART HOME SYSTEM. Unbeatable Location in BRAND NEW COMMUNITY of HEARTWOOD. Close access to top amenities like the YMCA, HOSPITAL, and more. Photos are representative.



Built in 2025

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | A2246022  |
| Price  | \$577,395 |

|                |             |
|----------------|-------------|
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,560       |
| Acres          | 0.07        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 52 Heartwood Lane Se |
| Subdivision | Rangeview            |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3S 0R1              |

### Amenities

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

### Interior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Separate Entrance, 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 | None                     |
| Lot Description   | Back Yard, Zero Lot Line |

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

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 6th, 2025 |
| Days on Market | 13               |
| Zoning         | R-G              |

**Listing Details**

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

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