

# \$713,895 - 49 Heartwood Lane Se, Calgary

MLS® #A2264444

**\$713,895**

4 Bedroom, 3.00 Bathroom, 2,249 sqft

Residential on 0.09 Acres

Rangeview, Calgary, Alberta

This stunning 2-storey on a traditional lot offers a side entrance for potential future development + main floor bedroom with full bath. The dramatic open-to-below foyer with vaulted ceilings and a two-storey fireplace create an airy, luxurious ambiance. The chef's kitchen features ceiling-height cabinetry, a chimney hood fan, and soft-close drawers, while abundant windows fill the home with natural light. Upstairs, retreat to the spa-inspired 5-piece ensuite with dual sinks and walk-in shower. Premium upgrades include metal spindle railings, 9'™ knockdown ceilings, undermount sinks, and Smart Home technology. A 9'™ basement foundation provides superior ceiling height and endless future potential. Located in the vibrant Heartwood community of SE Calgary, you're just steps from the Seton YMCA, South Health Campus Hospital, and premier shopping. Photos are representative.

Built in 2025

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2264444  |
| Price          | \$713,895 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 2,249     |
| Acres          | 0.09      |



|            |             |
|------------|-------------|
| Year Built | 2025        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 49 Heartwood Lane Se |
| Subdivision | Rangeview            |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3M 2K1              |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Bathroom Rough-in, Double Vanity, French Door, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Smart Home, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Range Hood  |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Electric, Insert  |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Lighting   |
| Lot Description   | Level, Street Lighting   |
| Roof              | Asphalt Shingle  |
| Construction      | Cement Fiber Board, Composite Siding, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete  |

### Additional Information

Date Listed                      October 15th, 2025

Zoning                              R-G

## **Listing Details**

Listing Office                      Bode Platform Inc.

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