

# \$839,895 - 77 Heartwood Lane Se, Calgary

MLS® #A2242990

**\$839,895**

3 Bedroom, 3.00 Bathroom, 2,622 sqft

Residential on 0.09 Acres

Rangeview, Calgary, Alberta

Step into WOW with Double Barn Doors leading to a flex room – perfect as a home office, creative studio, or guest retreat. The DESIGNER KITCHEN stuns with 41 – cabinets to the ceiling, CHIMNEY HOODFAN, soft-close drawers, and a massive island with EATING BAR + DECORATIVE PILLARS for that elevated look and extra support. A breathtaking OPEN-TO-BELOW Foyer & staircase steals the show, while a sleek 50 – ELECTRIC FIREPLACE anchors the great room in style. Metal spindle RAILINGS add a modern edge throughout. Enjoy the convenience of a WALK-THROUGH mudroom & pantry with CUSTOM MELAMINE shelving. Upstairs, a central bonus room offers the perfect hangout zone. Retreat to a MASSIVE & LUXURIOUS PRIMARY BEDROOM AND ENSUITE featuring a FREESTANDING Soaker tub, TILED SHOWER, dual sinks & private water closet. The walk-in closet? Absolutely dreamy with double & single-hang shelving. This home has it all – STYLE, FUNCTION, an UNBEATABLE LOCATION and SIGNIFICANT amount of Built-in equity!

Built in 2025

## Essential Information

MLS® # A2242990

Price \$839,895

Bedrooms 3



|                |             |
|----------------|-------------|
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,622       |
| Acres          | 0.09        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 77 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 | Double Vanity, French Door, High Ceilings, Kitchen Island, Open Floorplan, Separate Entrance, Smart Home, Walk-In Closet(s) |
| Appliances        | Range Hood                                                                                                                  |
| Heating           | Forced Air, Natural Gas                                                                                                     |
| Cooling           | None                                                                                                                        |
| Fireplace         | Yes                                                                                                                         |
| # of Fireplaces   | 1                                                                                                                           |
| Fireplaces        | Electric, Insert                                                                                                            |
| Has Basement      | Yes                                                                                                                         |
| Basement          | Full, Unfinished                                                                                                            |

### Exterior

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior Features | Private Entrance, Rain Gutters       |
| Lot Description   | Back Yard, Corner Lot, Zero Lot Line |

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

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 24              |
| 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.