

\$565,000 - 96 Heartwood Lane Se, Calgary

MLS® #A2241983

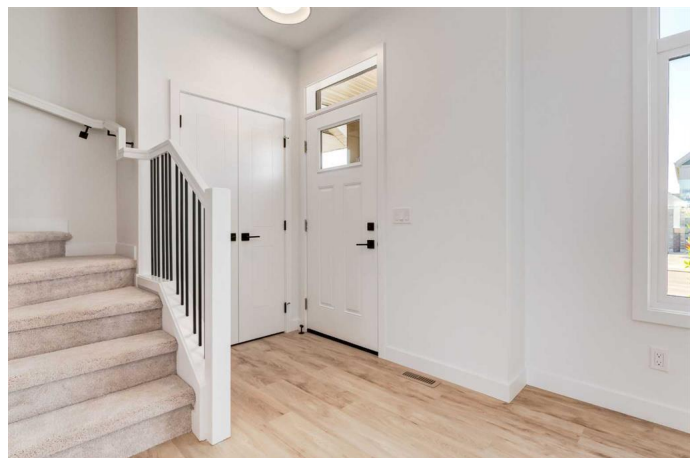
\$565,000

3 Bedroom, 3.00 Bathroom, 1,580 sqft

Residential on 0.06 Acres

Rangeview, Calgary, Alberta

Welcome to the Hudson by Rohit Homes, a thoughtfully designed brand new home in the growing southeast community of Heartwood. Situated on a 27-foot wide lot, and featuring a side entrance, this 3-bedroom, 2.5-bathroom home offers the perfect blend of style, comfort, and functionality. The main floor features an open concept layout centered around a well-appointed kitchen with a large peninsula island, full-height cabinetry, and generous storage. The kitchen flows seamlessly into a bright dining area and an inviting living room with large windows, built-in shelving, and a tray ceiling that defines the space beautifully. A convenient two-piece bathroom completes the main level. Upstairs, the primary bedroom provides a quiet retreat with a walk-in closet and a private ensuite that includes dual sinks and a fully tiled walk-in shower. Two additional bedrooms, a full bathroom, and upper-level laundry offer flexibility and everyday ease for busy households. This home also includes a separate side entrance, providing potential for future basement development. Heartwood is a well-connected new community located close to the South Health Campus, Seton YMCA, and a wide range of shopping and dining options. Residents will enjoy walkable green spaces, a scenic wetland and pond, and future amenities including parks, schools, and commercial space. This home also comes with the full new home warranty program for peace of mind, including 1 year on materials and labour, 2 years on delivery systems, 5 years



on the building envelope, and up to 10 years on structural coverage. Whether you're a first-time buyer or planning your next move, the Hudson by Rohit Homes delivers outstanding value in a community designed for long-term livability. Visit our showhome at 84 Heartwood Lane SE to learn more about this and other available homes!

Built in 2025

Essential Information

MLS® #	A2241983
Price	\$565,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,580
Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

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

Amenities

Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s), Bathroom Rough-in, Separate Entrance
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer, Electric Range
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Rain Gutters
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Composite Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 16th, 2025
Days on Market	45
Zoning	RG

Listing Details

Listing Office	eXp Realty
----------------	------------

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.