

# \$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	3
Zoning	R-G

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.