

# \$724,395 - 34 Heartwood Villas Se, Calgary

MLS® #A2263931

## \$724,395

3 Bedroom, 3.00 Bathroom, 2,340 sqft  
Residential on 0.08 Acres

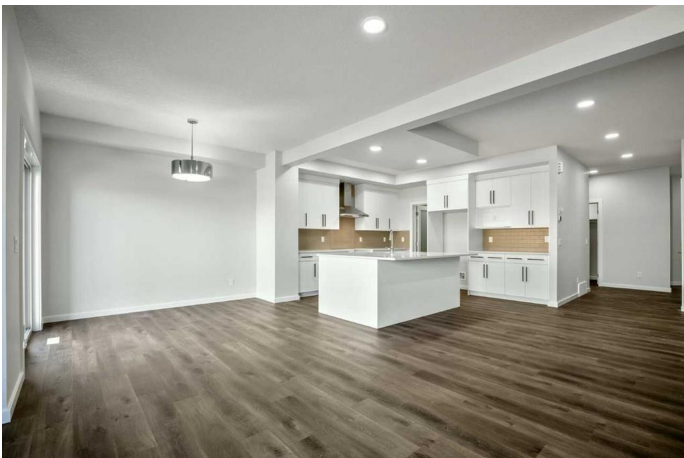
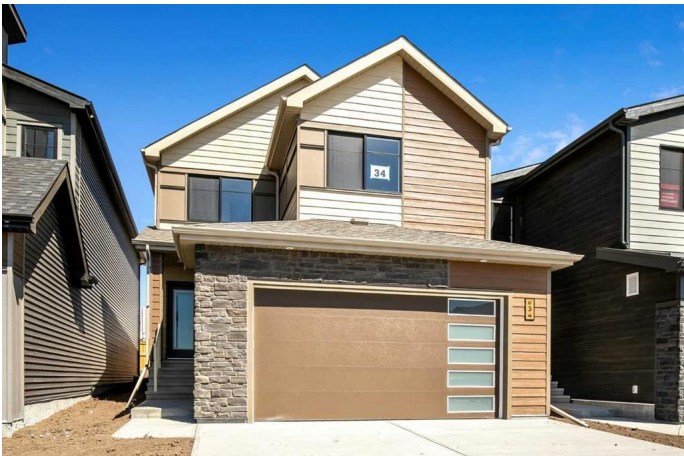
Rangeview, Calgary, Alberta

Discover the Elena by Bedrock Homes in Heartwood SE, just minutes from South Health Campus, Seton YMCA, shopping, dining, and more. This well-designed home features a spacious foyer, mudroom with built-in bench and hooks, and a walk-through pantry. The open-concept kitchen offers ceiling-height cabinetry and an oversized island, flowing into a bright great room with added windows and a cozy fireplace. Upstairs, enjoy a central bonus room, two bedrooms, and a luxurious primary bedroom with a walk-in closet and 5-piece ensuite featuring dual sinks, tiled shower, and freestanding soaker tub. Additional highlights include a separate basement entrance, 9'™ foundation, metal spindle railings, undermount sinks, and a 22'™x22'™ garage. Stay connected with Bedrock's™ Smart Home System. Heartwood offers trails, parks, wetlands, and planned schools and shops—where modern living meets everyday convenience.

Built in 2025

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2263931  |
| Price      | \$724,395 |
| Bedrooms   | 3         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |             |
|----------------|-------------|
| Square Footage | 2,340       |
| Acres          | 0.08        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 34 Heartwood Villas Se |
| Subdivision | Rangeview              |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3S 0R8                |

### Amenities

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

### Interior

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Interior Features | Double Vanity, French Door, Separate Entrance, Walk-In Closet(s), Smart Home |
| 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 | None                                                           |
| Lot Description   | Back Yard, Zero Lot Line                                       |
| Roof              | Asphalt Shingle                                                |
| Construction      | Vinyl Siding, Wood Frame, Cement Fiber Board, Composite Siding |
| Foundation        | Poured Concrete                                                |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 10th, 2025 |
| Days on Market | 2                  |
| Zoning         | R-G                |

**Listing Details**

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

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