

# \$739,900 - 42 Heartwood Villas Se, Calgary

MLS® #A2225169

## \$739,900

3 Bedroom, 3.00 Bathroom, 2,202 sqft  
Residential on 0.07 Acres

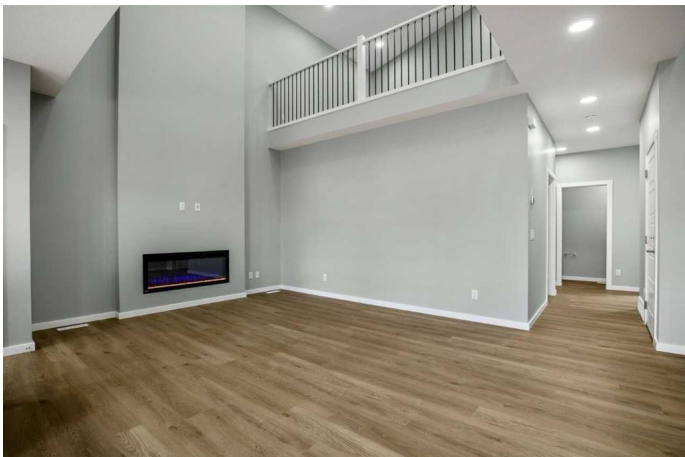
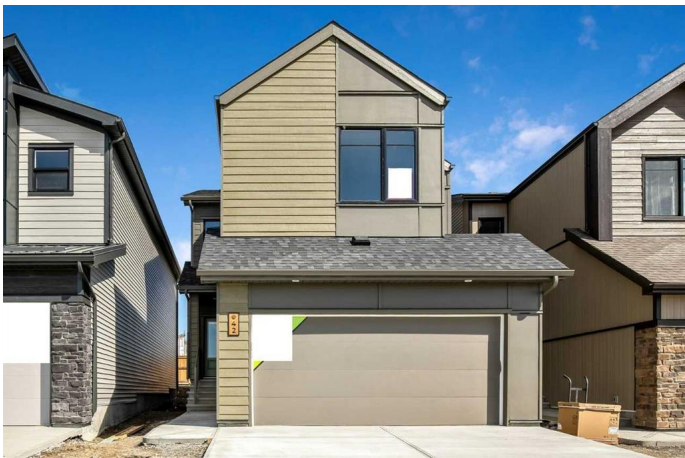
Rangeview, Calgary, Alberta

This stunning 3 bed, 2.5 bath front-attached garage home with 2,125 sq ft of beautifully designed living space. This elegant home features a versatile main floor flex room, soaring open-to-below ceilings with a dramatic 2-storey fireplace, and a chef-inspired kitchen with full-height cabinetry, chimney hood fan, and soft-close drawers. Highlights include a separate side entrance to the basement, 9' foundation height, stylish railing with metal spindles, 5-piece ensuite with dual sinks and tiled shower, and added windows for abundant natural light. Modern finishes like knockdown ceilings, melamine shelving, and undermount sinks elevate every corner. Plus, get a Smart Home System—control your thermostat, video doorbell, locks, and more at no extra cost. Quick possession available. Photos are representative.

Built in 2025

## Essential Information

MLS® #	A2225169
Price	\$739,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,202
Acres	0.07



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

### Community Information

Address	42 Heartwood Villas Se
Subdivision	Rangeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S0E2

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Stall
# of Garages	2

### Interior

Interior Features	Bathroom Rough-in, Double Vanity, Kitchen Island, Open Floorplan, Pantry, See Remarks, Separate Entrance, Smart Home, Soaking Tub, Sump Pump(s), Vaulted Ceiling(s), Wired for Data
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	Rain Gutters
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Composite Siding, Metal Siding, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 27th, 2025
Days on Market	22
Zoning	R-G

**Listing Details**

Listing Office	Bode Platform Inc.
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