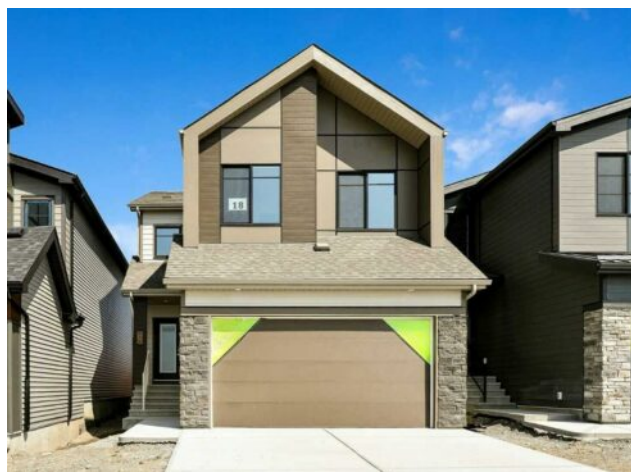


18 Heartwood Villas SE Calgary, Alberta

MLS # A2238833



\$761,145

Division:	Rangeview		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,299 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Zero Lot Line		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Cement Fiber Board, Composite Siding, Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, French Door, High Ceilings, Kitchen Island, Pantry, Smart Home, Soaking Tub		

Inclusions: N/A

Stunning home with separate side entry—perfect for future basement development! Step into a grand open-to-above foyer with 9’ knockdown ceilings and an abundance of natural light. Main floor includes a flex room ideal for office or guests. The chef’s kitchen features ceiling-height cabinets, soft-close drawers, chimney hood fan & premium finishes. Upstairs, relax in the luxurious 5-piece ensuite with dual sinks & tiled shower. Elegant metal spindle railings, added windows, and quality upgrades throughout. Enjoy Smart Home Tech for thermostat, door lock & video doorbell. Plus, 9’ foundation height in the basement offers exceptional future potential. A rare blend of style, function & flexibility.