



THE
A-TEAM

**RE/MAX
FIRST**

88 HEARTWOOD Lane, Calgary T3S 0G9

MLS® #: **A2185263**

Area: **Rangeview**

Listing Date: **01/04/25**

List Price: **\$625,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2025**

Lot Information

Lot Sz Ar: **2,742 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard**
Park Feat: **Parking Pad**

Finished Floor Area

Abv Sqft: **1,588**
Low Sqft:
Ttl Sqft: **1,588**

DOM

17
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Rain Gutters**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer**
Int Feat: **Bathroom Rough-in,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Separate Entrance,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	16`11" x 13`1"
Kitchen	Main	13`6" x 10`0"
Bedroom	Second	10`4" x 9`7"
Bedroom - Primary	Second	12`8" x 11`9"
4pc Ensuite bath	Second	8`3" x 8`7"

Room	Level	Dimensions
Dining Room	Main	13`4" x 10`0"
2pc Bathroom	Main	5`7" x 5`2"
Bedroom	Second	12`1" x 9`0"
3pc Bathroom	Second	8`11" x 5`1"
Laundry	Second	5`7" x 8`7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
RG

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Remarks

Pub Rmks: **Welcome to the Hudson in the highly anticipated new community of Heartwood by Rohit Communities. Ideally situated near the South Calgary Health Campus, North America's largest YMCA, and a variety of shopping and dining options, Heartwood offers the perfect blend of convenience and lifestyle. This pre-construction home boasts a spacious and thoughtfully designed layout tailored for modern family living. The kitchen, the heart of the home, features a large peninsula island, abundant storage, and seamless flow into the open dining and living areas. The dining room, easily accessible from the kitchen, provides ample space for family meals and gatherings. The living room is a bright and inviting space with large windows for natural light, complemented by well-planned details like a tray ceiling separating the space between dining and living rooms, shelving, and a convenient 2-piece bathroom rounding out the main floor. Upstairs, the primary bedroom offers a serene retreat with a walk-in closet and an ensuite featuring dual vanities and an upgraded shower option. Two additional bedrooms are ideal for children, guests, or a home office, while the convenience of upper-floor laundry makes daily living a breeze. This home also includes a side entrance, offering exciting potential for future basement development. Adding to its appeal, the home's interior design features have been expertly curated by award-winning designer Louis Duncan-He, whose work has been recognized by Architectural Digest, Style at Home, House and Home Magazine, and HGTV. Custom-designed lighting fixtures and mirrors are just some of the details that elevate the Hudson's style and sophistication. In Heartwood, you'll enjoy a vibrant community with walking trails, parks, a tranquil wetland and pond area, and plans for future amenities including a school site and commercial space. Whether you're a first-time homebuyer or an investor looking to tap into a thriving community, the Hudson offers an exceptional combination of comfort, quality, and convenience. Don't miss this opportunity - contact us today to learn more and secure your place in Heartwood!**

Inclusions: **N/A**
Property Listed By: **eXp Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



