



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**68 HEARTWOOD Lane, Calgary T3S0G9**

MLS®#: **A2196587**      Area: **Rangeview**      Listing **02/27/25**      List Price: **\$599,900**  
 Status: **Active**      County: **Calgary**      Date:      Change: **-\$10k, 06-Apr**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**      Finished Floor Area  
 Year Built: **2025**      Abv Sqft: **1,559**  
 Lot Information      Low Sqft:  
 Lot Sz Ar: **2,588 sqft**      Ttl Sqft: **1,559**  
 Lot Shape:

DOM

**40**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **2**  
 Garage Sz:

Access:  
 Lot Feat: **Back Yard,Level,Street Lighting**  
 Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Composite Siding,Stone,Vinyl Siding,Wood Frame**  
 Heating: **Forced Air,Natural Gas**      Flooring: **Carpet,Vinyl Plank**  
 Sewer:      Water Source:  
 Ext Feat: **None**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Range,Range Hood,Refrigerator**  
 Int Feat: **French Door,Pantry,Separate Entrance,Smart Home,Walk-In Closet(s)**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>2pc Bathroom</b>	<b>Main</b>		<b>4pc Bathroom</b>	<b>Upper</b>	
<b>4pc Ensuite bath</b>	<b>Upper</b>		<b>Dinette</b>	<b>Main</b>	<b>12`0" x 10`0"</b>
<b>Great Room</b>	<b>Main</b>	<b>12`0" x 13`0"</b>	<b>Kitchen</b>	<b>Main</b>	<b>13`0" x 10`0"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>12`0" x 12`0"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>8`0" x 11`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`0" x 10`7"</b>			

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**2412358**

Zoning:  
**R1-U**

Remarks

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Pub Rmks: **Stunning Elise N Model by Bedrock Homes. This upgraded home features a separate entrance for direct basement access and a 9' basement foundation for extra ceiling height. The ensuite offers dual undermount sinks and a tiled shower with sliding glass doors. The kitchen is equipped with stainless steel appliances, including a fridge with ice maker, and custom cabinetry to the ceiling with soft-close drawers. A concrete garage pad with curb walls is ready for your future garage. Large windows flood the home with natural light, while a cozy fireplace, knockdown ceilings, and frosted pantry door add charm. Enjoy Bedrock Homes' included Smart Home System, giving you control of your thermostat, video doorbell, front door lock, and more. This home blends style, functionality, and smart technology for a truly exceptional living experience. Photos are representative.**

Inclusions: **N/A**  
Property Listed By: **Bode Platform Inc.**

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