



THE
A-TEAM

**RE/MAX
FIRST**

26 HEARTWOOD Villas, Calgary T3S0G9

MLS® #: **A2196594** Area: **Rangeview** Listing Date: **02/27/25** List Price: **\$764,900**
 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: **3,192 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,049**
 Low Sqft:
 Ttl Sqft: **2,049**

DOM

37
Layout
 Beds: **4 (4)**
 Baths: **3.0 (3 0)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Level**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Range,Range Hood,Refrigerator**
 Int Feat: **See Remarks,Separate Entrance,Smart Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main		4pc Bathroom	Upper	
5pc Ensuite bath	Upper		Dinette	Main	14`2" x 17`0"
Great Room	Main	14`2" x 7`0"	Bedroom - Primary	Upper	14`2" x 13`8"
Bedroom	Main	9`9" x 13`3"	Bedroom	Upper	10`9" x 11`11"

Bonus Room

Upper

12`10" x 24`0"

Bedroom

Main

6`5" x 12`0"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

2412358

Zoning:

R1-U

Remarks

Pub Rmks:

Beautiful Stella A model by Bedrock Homes with Smart Home Technology! This home offers a separate entrance to the basement with a 9' foundation for extra ceiling height. The main floor includes a bedroom and full bathroom with a tiled shower. The 5-piece ensuite features dual sinks, while the chef's kitchen boasts stainless steel appliances, a chimney hood fan, and cabinetry to the ceiling with soft-close drawers. Enjoy natural light with added windows throughout, and a 20'x22' front garage with a 16'x8' overhead door. Additional high-end features include a fireplace, knockdown ceilings, melamine shelving, and a mudroom bench. This home also includes smart home technology for controlling your thermostat, video doorbell, front door lock. Photos are representative.

Inclusions:

N/A

Property Listed By:

Bode Platform Inc.

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