

# \$794,500 - 71 Heartwood Villas Se, Calgary

MLS® #A2266243

## \$794,500

5 Bedroom, 4.00 Bathroom, 2,446 sqft  
Residential on 0.07 Acres

Rangeview, Calgary, Alberta

Welcome to 71 Heartwood Villas SE by Genesis Homes, a 2,446 sq ft two-storey designed for modern family living. With 5 bedrooms and 4 bathrooms, this home provides abundant space and style. The open-concept main floor features a chef-inspired kitchen with quartz countertops, designer cabinetry, and a spacious island that flows into the bright dining and living areas – perfect for entertaining or everyday gatherings. A main-floor bedroom and full bath offer flexibility for guests. Upstairs includes four generous bedrooms plus a bonus room for family relaxation, with the primary bedroom featuring a luxurious ensuite and walk-in closet. Built with Genesis Homes’ commitment to craftsmanship and energy efficiency, this home delivers comfort, function, and elegance in the Heartwood community – close to parks, schools, and amenities. Photos are representative.



Built in 2025

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2266243  |
| Price          | \$794,500 |
| Bedrooms       | 5         |
| Bathrooms      | 4.00      |
| Full Baths     | 4         |
| Square Footage | 2,446     |
| Acres          | 0.07      |

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

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 71 Heartwood Villas Se |
| Subdivision | Rangeview              |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3S0R6                 |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | Double Vanity, Kitchen Island, Pantry, Walk-In Closet(s), Bathroom Rough-in |
| Appliances        | Dishwasher, Electric Range, Microwave, Refrigerator                         |
| Heating           | Forced Air, Natural Gas                                                     |
| Cooling           | None                                                                        |
| Fireplace         | Yes                                                                         |
| # of Fireplaces   | 1                                                                           |
| Fireplaces        | Electric, Insert                                                            |
| Has Basement      | Yes                                                                         |
| Basement          | Full, Unfinished                                                            |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Awning(s)                       |
| Lot Description   | Back Yard, Street Lighting      |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 22nd, 2025 |
| Days on Market | 11                 |
| Zoning         | R-G                |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Bode Platform Inc. |
|----------------|--------------------|

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