

# \$582,000 - 104 Heartwood Lane Se, Calgary

MLS® #A2249254

**\$582,000**

3 Bedroom, 3.00 Bathroom, 1,578 sqft

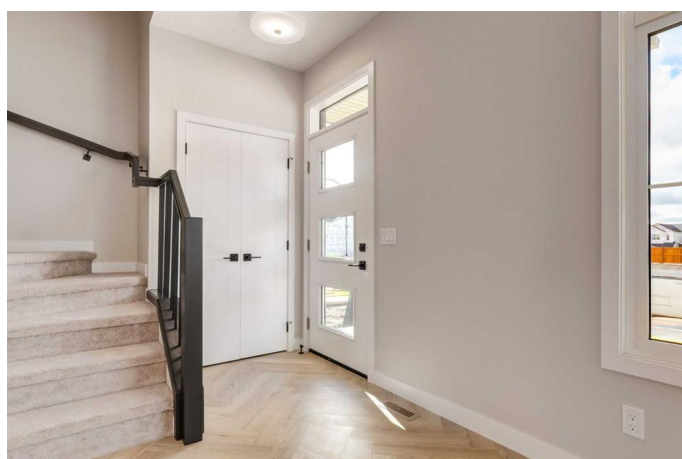
Residential on 0.06 Acres

Rangeview, Calgary, Alberta

Welcome to the Hudson by Rohit Homes in the growing southeast community of Heartwood. This brand-new home offers 3 bedrooms, 2.5 bathrooms, and a design that blends style, comfort, and functionality. Inside, the Neoclassical Revival Designer Interior brings a timeless, elegant look.

Herringbone-patterned flooring, custom lighting, and curated mirrors add refinement, while the overall palette emphasizes grace, luxury, and classic charm.

The main floor features an open concept layout with a modern kitchen complete with full-height cabinetry, quartz counters, and a large peninsula island. The dining area and living room are bright and inviting, accented by oversized windows, built-in shelving, and a tray ceiling. A convenient two-piece bath completes the level. Upstairs, the primary suite offers a private retreat with a walk-in closet and an ensuite that includes dual sinks and a fully tiled walk-in shower. Two additional bedrooms, a full bathroom, and upper-level laundry provide everyday convenience. A separate side entrance enhances the flexibility for future basement development, giving you options as your needs grow. Heartwood is a connected community close to the South Health Campus, Seton YMCA, shopping, dining, and future parks and schools. This home also comes with the full new home warranty program for peace of mind, including 1 year on materials and labour, 2 years on delivery systems, 5 years on the building



envelope, and up to 10 years on structural coverage. Visit our showhome at 84 Heartwood Lane SE to learn more about this and other available homes!

Built in 2025

**Essential Information**

MLS® #	A2249254
Price	\$582,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,578
Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	104 Heartwood Lane Se
Subdivision	Rangeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0G9

**Amenities**

Parking Spaces	2
Parking	Parking Pad

**Interior**

Interior Features	Bathroom Rough-in, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator,

	Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Rain Gutters
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Composite Siding, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	August 16th, 2025
Days on Market	12
Zoning	RG

## Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.