

\$640,395 - 12 Heartwood Lane Se, Calgary

MLS® #A2259672

\$640,395

4 Bedroom, 3.00 Bathroom, 1,776 sqft
Residential on 0.06 Acres

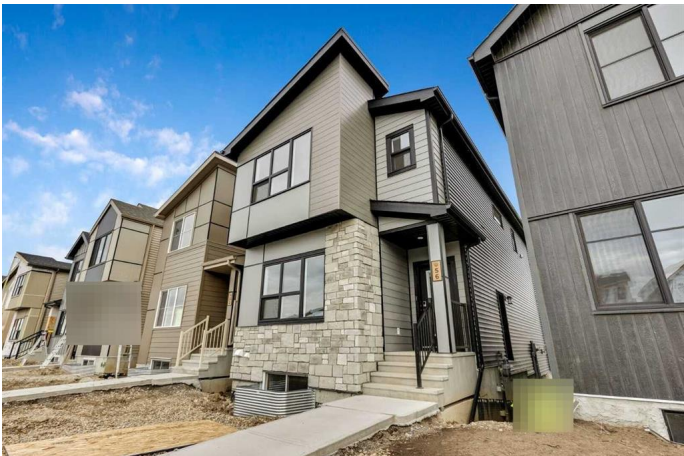
Rangeview, Calgary, Alberta

This stunning home combines style, functionality, and smart living. A separate side entrance offers direct basement access for potential future development or private use while a main floor bedroom and full bathroom provide convenience. The 9'™ basement foundation, elegant metal spindle railing, and added windows create a bright, spacious feel. The kitchen features a chimney hood fan, ceiling-height cabinetry, and soft-close doors and drawers, complemented by premium finishes like a fireplace, knockdown ceilings, and a frosted pantry door. The ensuite and bathrooms include dual undermount sinks, and a concrete garage pad with curb walls is ready for a future garage. Plus, enjoy Smart Home Technology with thermostat, video doorbell, and front door lock™ at no extra cost. Located in the vibrant Heartwood community of SE Calgary, you™ll love being steps away from the Seton YMCA, South Health Campus Hospital, and premier shopping, with unmatched convenience right at your door.

Built in 2025

Essential Information

MLS® #	A2259672
Price	\$640,395
Bedrooms	4
Bathrooms	3.00
Full Baths	3



Square Footage	1,776
Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	12 Heartwood Lane Se
Subdivision	Rangeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M2K1

Amenities

Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Bathroom Rough-in, Double Vanity, French Door, Kitchen Island, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s), Smart Home
Appliances	Range Hood
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Insert
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Lane, Level, Street Lighting
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Composite Siding, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 24th, 2025
Days on Market	7
Zoning	R-G

Listing Details

Listing Office	Bode Platform Inc.
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