

# \$749,900 - 18 Heartwood Villas Se, Calgary

MLS® #A2238833

## \$749,900

3 Bedroom, 3.00 Bathroom, 2,299 sqft  
Residential on 0.08 Acres

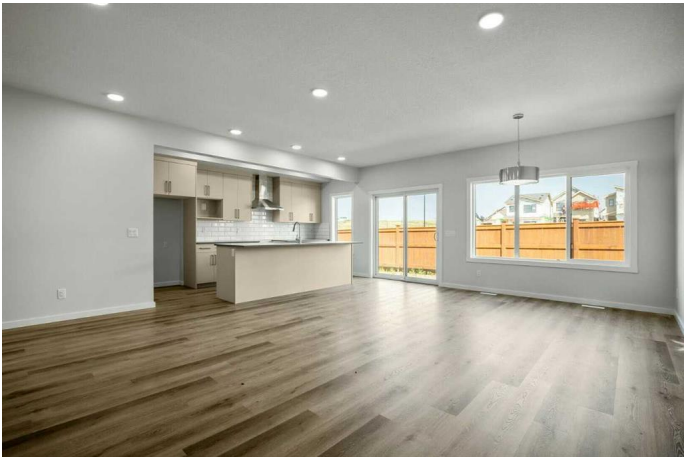
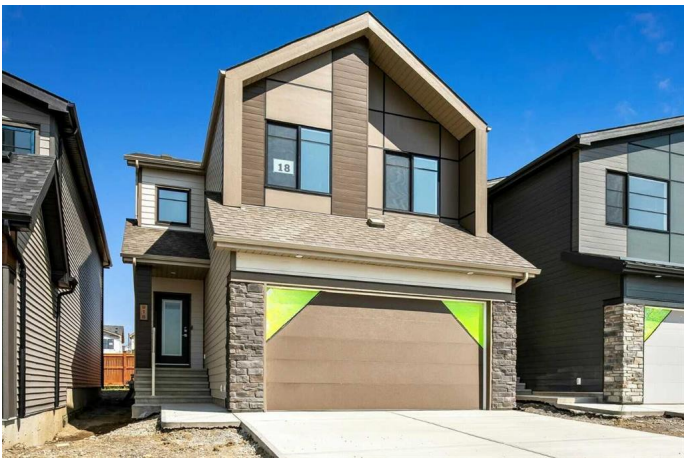
Rangeview, Calgary, Alberta

Stunning home with separate side entry—perfect for future basement development! Step into a grand open-to-above foyer with 9’™ knockdown ceilings and an abundance of natural light. Main floor includes a flex room ideal for office or guests. The chef’s kitchen features ceiling-height cabinets, soft-close drawers, chimney hood fan & premium finishes. Upstairs, relax in the luxurious 5-piece ensuite with dual sinks & tiled shower. Elegant metal spindle railings, added windows, and quality upgrades throughout. Enjoy Smart Home Tech for thermostat, door lock & video doorbell. Plus, 9’™ foundation height in the basement offers exceptional future potential. A rare blend of style, function & flexibility.

Built in 2025

### Essential Information

MLS® #	A2238833
Price	\$749,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,299
Acres	0.08
Year Built	2025
Type	Residential



Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	18 Heartwood Villas Se
Subdivision	Rangeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2K1

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Built-in Features, Double Vanity, French Door, High Ceilings, Kitchen Island, Pantry, Soaking Tub, 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	Lighting
Lot Description	Back Yard, Zero Lot Line
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Vinyl Siding, Wood Frame, Cement Fiber Board
Foundation	Poured Concrete

### Additional Information

Date Listed	July 10th, 2025
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Days on Market	28
Zoning	R-G

**Listing Details**

Listing Office	Bode Platform Inc.
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