

117 Heartwood Lane SE
Calgary, Alberta

MLS # A2249172



\$859,900



Division:		Rangeview	
Type:		Residential/House	
Style:		2 Storey	
Size:	2,305 sq.ft.	Age:	2025 (0 yrs old)
Beds:	6	Baths:	4
Garage:		Double Garage Attached	
Lot Size:		0.07 Acre	
Lot Feat:		Back Yard, Landscaped, Level, Low Maintenance Landscape, Street	
Heating:		Water:	-
Floors:		Sewer:	-
Roof:		Condo Fee:	-
Basement:		LLD:	-
Exterior:		Zoning:	R-G
Foundation:		Utilities:	-
Features:		Double Vanity, Kitchen Island, Walk-In Closet(s)	
Inclusions:		N/A	

The Concord by Trico Homes offers 2,305 sq. ft. of open-concept living, featuring a main-floor bedroom with a full bath and a 2-bedroom legal suite for additional living space. The main floor includes one bedroom, while the upper level includes two secondary bedrooms—each with a walk-in closet—a shared bathroom, laundry room, and a primary bedroom with a walk-in closet and 5-piece ensuite. A central bonus room provides additional living and entertainment space. Notable features include engineered hardwood, 9-ft ceilings, 42-inch upper cabinets, LED pot lights, knockdown ceilings, and modern fixtures. Located in Heartwood, in southeast Calgary, with tree-lined streets, walking paths, and planned parks and amenities. Photos are representative.