

\$875,900 - 117 Heartwood Lane Se, Calgary

MLS® #A2249172

\$875,900

6 Bedroom, 4.00 Bathroom, 2,305 sqft
Residential on 0.07 Acres

Rangeview, Calgary, Alberta

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.

Built in 2025

Essential Information

MLS® #	A2249172
Price	\$875,900
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	2,305
Acres	0.07
Year Built	2025



Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	117 Heartwood Lane Se
Subdivision	Rangeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S0R4

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Double Vanity, Kitchen Island, Walk-In Closet(s)
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	Finished, Full, Suite

Exterior

Exterior Features	Awning(s)
Lot Description	Back Yard, Landscaped, Level, Low Maintenance Landscape, Street Lighting
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 29th, 2025
-------------	-------------------

Days on Market	19
Zoning	R-G

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.