

# \$574,900 - 7071 Rangeview Avenue Se, Calgary

MLS® #A2222346

**\$574,900**

3 Bedroom, 3.00 Bathroom, 1,403 sqft  
Residential on 0.06 Acres

Rangeview, Calgary, Alberta

Welcome to Heartwood - a thoughtfully designed community where families can truly thrive. Located in Southeast Calgary, Heartwood blends modern living with natural beauty and thoughtful planning. Get ready to be a part of a vibrant, growing community built for today and tomorrow. There will include 1 future school site, 3 planned parks and green spaces, 1 wetland and pond area and 4 acres of planned commercial retail. From peaceful wetlands to open green spaces, Heartwood offers residents the chance to connect with nature right outside their door. Parks, paths and natural areas are designed to enhance everyday living-whether it's morning walks, weekend picnics or evening strolls. Just imagine yourself living in Jayman BUILT'S brand new floorplan aptly named the SPRUCE. Featuring a professionally designed wood colour palette, you are invited in to explore over 1300+sqft of nature inspired design. Stepping into the home you are given a wonderful visual from front to back with an expansive site line to maximize every inch. Okanagan Desert Canyon Luxury Vinyl Plank flooring graces the main floor offering a seamless transition from space to space. The Urban Timber elevation compliments the interior selections as you tour the designated dining room into the bright rear kitchen with central island. Sleek stainless steel appliances elevate the space with a Whirlpool refrigerator with icemaker and internal water, electric slide in smooth top range, Panasonic microwave



with trim kit and Broan power pack built-in cabinet hood fan. Stunning quartz counter tops, Blanco silgranite undermount sink, soft close hinges with 48" uppers and 2 1/2 inch submoulding reflect nicely with the selected EXTRA Fit & Finish. A functional pantry and powder room complete this level with a quaint mud room near the back of the home that opens up to your 10x10 deck. Explore the upper level that features three sizeable bedrooms with the Primary including a generous private 3pc en suite with sliding glass door shower and a spacious walk-in closet. You will also discover a convenient 2nd floor laundry and full bath for family and guests on this level. The lower level boasts a raised 9ft basement ceiling height and 3-pc rough-in for plumbing while the exterior of this home features durable Front Hardie Board exterior and BTRboard Exterior Wall System. Jayman's standard inclusions feature their Core Performance with 10 Solar Panels, BuiltGreen Canada standard, with an EnerGuide Rating, UV-C Ultraviolet Light Purification System, High Efficiency Furnace with Merv 13 Filters & HRV unit, Navien Tankless Hot Water Heater, Triple Pane Windows and Smart Home Technology Solutions! Spanning over 200 acres, Heartwood is planned to grow in eight thoughtfully developed phases over the next seven years. With over 2,000 homes coming to the area, the community is built with long-term growth and vibrant living in mind. The Southeast location means you're never far from where you need to be. Discover today!

Built in 2024

**Essential Information**

|          |           |
|----------|-----------|
| MLS® #   | A2222346  |
| Price    | \$574,900 |
| Bedrooms | 3         |

|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,403                  |
| Acres          | 0.06                   |
| Year Built     | 2024                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 7071 Rangeview Avenue Se |
| Subdivision | Rangeview                |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3S 0R1                  |

### Amenities

|                |                              |
|----------------|------------------------------|
| Parking Spaces | 2                            |
| Parking        | Gravel Driveway, Parking Pad |

### Interior

|                   |                                                                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Range, Instant Hot Water, Microwave, Range Hood, Refrigerator                                                              |
| Heating           | Forced Air, Natural Gas                                                                                                                         |
| Cooling           | None                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                             |
| Basement          | Full, Unfinished                                                                                                                                |

### Exterior

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Exterior Features | None                                                |
| Lot Description   | Back Lane                                           |
| Roof              | Asphalt Shingle, Metal                              |
| Construction      | Cement Fiber Board, Stone, Vinyl Siding, Wood Frame |

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      May 23rd, 2025  
Days on Market                6  
Zoning                              TBD

**Listing Details**

Listing Office                    Jayman Realty Inc.

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