

# \$586,900 - 7075 Rangeview Avenue Se, Calgary

MLS® #A2222351

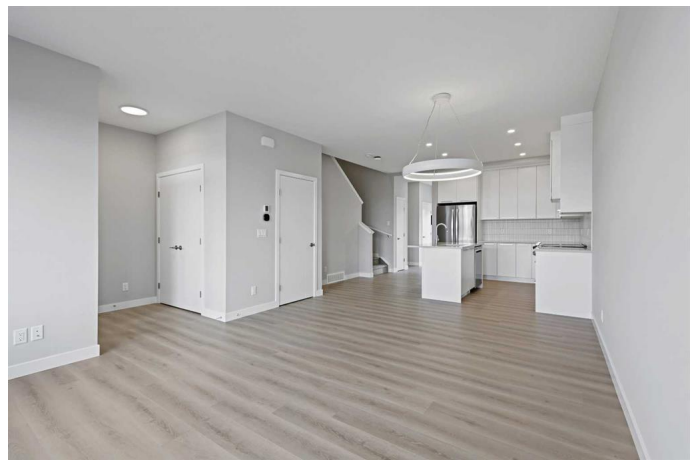
**\$586,900**

3 Bedroom, 3.00 Bathroom, 1,487 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 WILLOW. Featuring a professionally designed light colour palette, you are invited in to explore over 1400+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 Sunset Ranch 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 central kitchen with island eating bar. Sleek stainless steel appliances elevate the space with a Whirlpool refrigerator with icemaker and internal water, electric 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 fantastic flex / office space located 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® #	A2222351
Price	\$586,900
Bedrooms	3

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,487
Acres	0.06
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	7075 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        7  
Zoning                      TBD

**Listing Details**

Listing Office            Jayman Realty Inc.

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