

## 10 Heartwood Villas SE Calgary, Alberta

**MLS # A2254658**


# \$734,895

<b>Division:</b>	Out of Area Calgary		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,243 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cement Fiber Board, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Smart Home, Soaking Tub, Walk-In Closet(s)		
<b>Inclusions:</b>	None		

**\*\*OPEN HOUSE Saturday September 13th 11am to 1pm\*\*** The Amari by Bedrock Homes offers the perfect blend of modern style and thoughtful design in the community of Heartwood. With 2,243 sq. ft. of beautifully crafted living space, this 4-bedroom, 3-bathroom home is ideal for families of all sizes &mdash; complete with a separate side entrance. Step inside through the striking open-to-above foyer. Main floor bedroom and full bath, perfect for guests, a home office, or multigenerational living. The open-concept main floor is designed for connection, featuring a central kitchen with a corner pantry, a bright dining space, and a spacious living room at the rear of the home. A convenient mudroom connects directly to the double attached garage. Upstairs, a large central bonus room offers extra space for relaxation or play, flanked by two secondary bedrooms, a full bathroom, and a well-placed laundry room. The private primary suite is a luxurious retreat, complete with a spa-inspired ensuite and large walk-in closet. The Amari also features a full basement with separate entrance, this home adapts to your lifestyle. Smartly designed and beautifully finished, The Amari checks all the boxes for modern family living.