

# \$600,000 - 92 Heartwood Lane Se, Calgary

MLS® #A2198835

## \$600,000

3 Bedroom, 3.00 Bathroom, 1,588 sqft

Residential on 0.06 Acres

Rangeview, Calgary, Alberta

Discover the Hudson by Rohit Homes, a beautifully designed home in Heartwood, one of Calgary's most exciting new communities. Perfectly located near the South Health Campus, North America's largest YMCA, and a variety of shopping and dining options, this community blends convenience with a connected, family friendly atmosphere. This pre-construction home offers a spacious, well thought out layout designed for modern living. At its heart, the kitchen features a generous peninsula island, abundant storage, and a seamless flow into the open dining and living areas, ideal for hosting family and friends. The dining room provides ample space for shared meals, while the bright and inviting living room is enhanced by large windows, stylish shelving, and a unique tray ceiling, subtly defining the space. A convenient 2 piece bathroom completes the main floor. Upstairs, the primary suite is a private retreat, complete with a walk in closet and an ensuite featuring dual vanities and an optional upgraded shower. Two additional bedrooms offer flexibility for family, guests, or a home office, and the upper floor laundry ensures effortless daily living. Plus, a separate side entrance opens up future basement development opportunities. Designed with elevated style in mind, the Hudson showcases interior selections curated by award winning designer Louis Duncan-He, whose work has been recognized by Architectural Digest, Style at Home, House & Home, and HGTV.



Thoughtful details like custom lighting and designer mirrors bring an added touch of sophistication throughout. Set in Heartwood, this vibrant community offers scenic walking trails, parks, a picturesque wetland and pond area, and future planned amenities, including a school site and commercial space. Whether you are a first time homebuyer or an investor looking to be part of a growing community, the Hudson delivers the perfect mix of style, functionality, and future potential.

Built in 2025

**Essential Information**

MLS® #	A2198835
Price	\$600,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,588
Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	92 Heartwood Lane Se
Subdivision	Rangeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0G9

**Amenities**

Parking Spaces	2
Parking	Parking Pad

## Interior

Interior Features	Bathroom Rough-in, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Rain Gutters
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 5th, 2025
Days on Market	44
Zoning	RG

## Listing Details

Listing Office	eXp Realty
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