



## 5517 Rangeview Avenue Calgary Alberta

\$555,000

Welcome to the Talo in the highly anticipated new community of Heartwood by Rohit Communities. Perfectly located near the South Calgary Health Campus, North America's largest YMCA, and an array of shopping and dining options, Heartwood offers a lifestyle that blends convenience with community living. This pre-construction home features a thoughtfully designed layout, tailored for both functionality and style. The main floor is an entertainer's dream, with an oversized kitchen island stretching nearly 10 feet, providing ample room for meal prep or casual dining. The kitchen flows seamlessly into the dining area and the spacious living room, complete with large windows that fill the space with natural light. A built-in bench in the rear entry creates a convenient mudroom, while the tucked-away powder room adds privacy and practicality. Upstairs, the primary suite offers a private retreat with a generously sized walk-in closet and double vanity ensuite. Two additional bedrooms are situated near their own full bathroom, providing plenty of space for family or guests. A versatile flex room can adapt to your needs as a home office, playroom, or library, and the conveniently located upper-floor laundry ensures daily chores are a breeze. The Talo is finished with interior design features that were expertly curated by award-winning designer Louis Duncan-He, whose work has been recognized by Architectural Digest, Style at Home, House and Home Magazine, and HGTV. Custom-designed lighting fixtures and mirrors, and herring-bone floors are just some of the details that elevate the Talo's style and sophistication. Every corner of this home has been designed with purpose, ensuring a balance of beauty and function. Set in Heartwood, a community surrounded by walking trails, parks, wetlands, and planned amenities like a school site and commercial space, the Talo offers an ideal env...

Primary Bedroom 11.75 Ft x 12.00 Ft

Bedroom 10.67 Ft x 8.42 Ft

Bedroom 10.92 Ft x 8.33 Ft

Other 8.08 Ft x 8.00 Ft

Laundry room 5.50 Ft x 5.50 Ft

3pc Bathroom 8.67 Ft x 5.00 Ft

4pc Bathroom 8.67 Ft x 5.00 Ft

Dining room 15.83 Ft x 8.50 Ft

Living room 18.58 Ft x 13.00 Ft

Kitchen 13.17 Ft x 8.33 Ft

2pc Bathroom 7.58 Ft x 3.17 Ft

Listing Presented By:



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eXp Realty

**RE/MAX Realty Professionals**

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