



85 Heartwood Lane Calgary Alberta

\$899,900

Welcome to this stunning Trico Homes SHOW HOME WITH A LEGAL BASEMENT SUITE, now available for purchase with a guaranteed LEASEBACK! This is one of the most secure and desirable investment opportunities on the market -- own a premium show home and enjoy stress-free, reliable monthly income while Trico continues to use the property for sales and marketing. This is NOT a residential tenancy -- Trico remains in full care and control of the home throughout the leaseback term. Property Highlights: Professionally designed and fully upgraded SHOWHOME, Premium finishes, designer selections, and expert craftsmanship throughout, Beautifully landscaped, fully completed inside and out, Thoughtfully curated decor & furnishings (if included, depending on agreement), Immaculately maintained by Trico during the entire leaseback. Leaseback Highlights: Trico pays 7.5% - an exceptional return rarely offered in today's market! Trico maintains full responsibility for: Utilities, Maintenance Showhome care & presentation, Guaranteed monthly payments, Flexible term -- Trico maintains use of the home until sales are complete in the community. Zero hassle: Trico takes care of everything while you build equity in a premium asset. Location: Located in the highly sought-after community of Rangeview, offering a blend of natural surroundings, walking paths, future amenities, and family-friendly living. Perfect For: Investors seeking reliable, hassle-free income, Buyers wanting to secure a future home but delay possession, Anyone wanting a beautifully finished home, kept in show home condition. Don't miss out on this opportunity - visit the showhome today! *Photos are taken from the Showhome and measurements are pulled from builder drawings* (id:6769)

Eat in kitchen 11.42 Ft x 7.50 Ft

Living room 11.42 Ft x 7.17 Ft

Bedroom 8.50 Ft x 11.83 Ft

Bedroom 10.00 Ft x 10.33 Ft

4pc Bathroom 5.00 Ft x 9.00 Ft

Furnace 9.75 Ft x 5.50 Ft

Furnace 9.75 Ft x 6.08 Ft

Other 11.33 Ft x 9.50 Ft

2pc Bathroom 5.00 Ft x 4.83 Ft

Primary Bedroom 14.00 Ft x 14.00 Ft

Other 8.75 Ft x 4.83 Ft

5pc Bathroom 8.75 Ft x 12.00 Ft

Bedroom 10.17 Ft x 10.00 Ft

4pc Bathroom 5.00 Ft x 8.00 Ft

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Listing Presented By:



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eXp Realty

<http://www.reevesrealty.ca/>

RE/MAX Realty Professionals

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Kitchen 10.00 Ft x 9.17 Ft
Dining room 10.00 Ft x 11.00 Ft
Living room 13.00 Ft x 16.42 Ft

Bedroom 10.00 Ft x 9.25 Ft
Bedroom 10.17 Ft x 10.00 Ft