



89 Heartwood Lane Calgary Alberta

\$829,900

Welcome to this stunning Trico Homes SHOW HOME WITH FULL 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)

Kitchen 6.58 Ft x 10.92 Ft
Dining room 8.92 Ft x 8.92 Ft
Living room 10.92 Ft x 11.67 Ft
Bedroom 9.17 Ft x 10.83 Ft
Bedroom 9.75 Ft x 9.33 Ft
4pc Bathroom 8.33 Ft x 5.00 Ft
Furnace 10.25 Ft x 10.25 Ft

3pc Bathroom 5.00 Ft x 8.83 Ft
Dining room 9.50 Ft x 9.08 Ft
Primary Bedroom 12.75 Ft x 14.08 Ft
Other 9.92 Ft x 4.58 Ft
5pc Bathroom 9.92 Ft x 12.08 Ft
Bedroom 13.08 Ft x 12.00 Ft
Other 4.08 Ft x 5.92 Ft

a

Listing Presented By:



Originally Listed by:
eXp Realty

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

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca

Kitchen11.83 Ft x 11.67 Ft

Living room13.50 Ft x 13.83 Ft

Bedroom11.33 Ft x 10.42 Ft

4pc Bathroom9.58 Ft x 11.33 Ft

Bedroom9.58 Ft x 11.00 Ft