



**GRASSROOTS**  
REALTY GROUP

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**64 Bartlett Way SE**  
**Calgary, Alberta**

**MLS # A2216296**



**\$669,900**

<b>Division:</b>	Rangeview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,608 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Garage Door Opener, Garage Faces Rear		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Close to Clubhouse, Corner Lot, Front Yard, Zero Lot		

<b>Heating:</b>	High Efficiency, 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>	Concrete, Metal Siding , Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s), Wired for Data		

**Inclusions:** N/A

Welcome to 64 Bartlett Way SE, a showstopper on its corner lot in Calgary's first-of-its-kind garden-to-table community, Rangeview. This brand-new Leonard model from Homes by Avi offers 1,608 sq ft of smart, stylish living with 3 bedrooms, 2.5 bathrooms, and a layout that balances everyday comfort with thoughtful design. Step inside to an open-concept main floor that's made for entertaining, with quartz countertops, stainless steel appliances, and a large central island that anchors the space. A built-in pocket office keeps workdays productive without encroaching on your living areas, and the 10' x 10' rear deck is the perfect spot for sunny morning coffee or evening BBQs. Upstairs, the primary bedroom serves as a calm retreat with its own walk-in closet and a sleek ensuite with quartz finishes. Two additional bedrooms, a full bathroom, and upper-floor laundry make for easy family living, while the versatile bonus room is ready for whatever you need—playroom, home theatre, or your own creative space. The separate side entrance offers flexibility for future development of private lower-level accommodations—perfect for multigenerational living or added personal space. A 20' x 20' detached garage completes the package, giving you secure parking and extra storage. With immediate possession available, there's no waiting—just move in and start enjoying life in Rangeview, where community gardens, green spaces, and a future farmer's market are all part of the neighbourhood vision. This is more than just a home—it's a lifestyle rooted in connection, comfort, and forward-thinking design.