



GRASSROOTS
REALTY GROUP

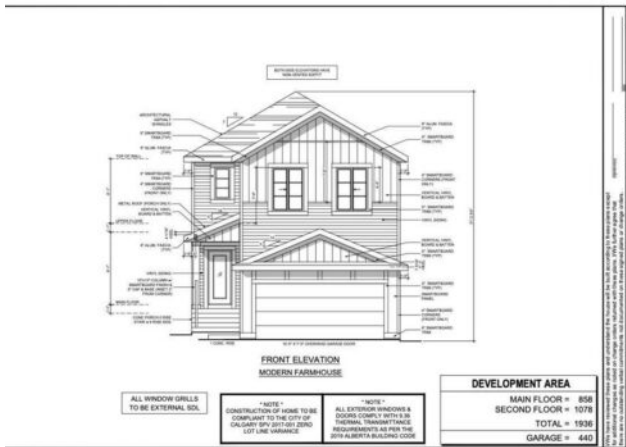
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33 Bartlett Way
Calgary, Alberta

MLS # A2226470

\$779,900

Division:	Rangeview		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,936 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	City Lot, Interior Lot, Rectangular Lot		



Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Walk-In Closet(s)		

Inclusions: N/A

FULLY DEVELOPED LEGAL SUITE INCLUDED !!! Welcome to 33 Bartlett Way SE, a thoughtfully finished home offering over 1,800+ square feet of above-grade living space plus a fully developed legal basement suite, all set in the heart of Rangeview, Calgary's first and only Garden-to-Table community. Built by Daytona Homes, this property delivers both comfort and long-term value with a layout designed for today's lifestyles and tomorrow's possibilities. Step inside and you're greeted by a welcoming foyer at the front of the home, with a two-piece bathroom positioned between the entry and the mudroom, which connects directly to the double attached garage. From the mudroom, a walk-through pantry brings you straight into the open-concept kitchen, offering plenty of prep space and storage. A large central island with a flush eating bar anchors the space, overlooking the dining nook and the great room, where oversized windows bring in natural light and create a warm, inviting main floor. Upstairs, you'll find three bedrooms, thoughtfully laid out to balance privacy and connection. The primary suite is a private retreat, featuring a five-piece ensuite with dual sinks, a separate tiled shower, a freestanding soaker tub, and a generous walk-in closet. Two additional bedrooms share a well-appointed four-piece bathroom, and a dedicated laundry room adds convenience to daily routines. A bonus room tucked into the corner of the upper floor creates flexible space perfect for a TV room, reading area, or playroom. The real value continues below with a fully finished basement featuring a legal suite. This level includes a bedroom, a full four-piece bathroom, a well-equipped kitchen, and a cozy living room, an excellent option for extended family, guests, or rental income. Outside your door, Rangeview offers a lifestyle unlike any other.

Designed around the concept of community-based food living, residents enjoy access to shared garden plots, orchards, a central greenhouse, and seasonal farmers' markets. With scenic pathways, parks, playgrounds, and a layout built for connection and sustainability, Rangeview encourages residents to grow, share, and build lasting relationships with their neighbors. Whether you're looking for a home that adapts to your family's needs or seeking additional income potential, 33 Bartlett Way SE delivers exceptional value in one of Calgary's most forward-thinking communities. Book your private showing today and see what makes this home, and Rangeview, truly special.