



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**43 Bartlett Row SE**  
**Calgary, Alberta**

**MLS # A2274505**



**\$649,900**

<b>Division:</b>	Rangeview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,724 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Level, Rectangular Lot, Street Lighting, Zero Lot Line		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

**Inclusions:** N/A

**\*\*OPEN HOUSE SAT & SUN DEC 20th & 21st 1-4 PM\*\*** Introducing the “Carisa” by Hopewell Residential—an exceptionally designed home where smart upgrades, modern finishes, and functional living spaces come together beautifully. Located on a quiet street in the growing southeast community of Rangeview, this home sits on an oversized lot with a east-facing backyard that’s perfect for soaking in morning sun with coffee, relaxing evenings, or entertaining outdoors. An exterior gas line makes it ready for your future BBQ setup. Inside, the main floor greets you with a spacious and light-filled layout, featuring luxury vinyl plank flooring and knockdown ceilings that carry a clean, stylish look throughout. The open-concept design connects the upgraded kitchen, extended Lifestyle room/Dining Room & cozy living area seamlessly—ideal for everyday life and hosting. The kitchen is a showstopper with the upgraded kitchen layout including quartz countertops, upgraded & modern grey cabinetry, a chimney hood fan, built-in microwave, pot lighting & stainless steel appliances. A smartly positioned pocket office near the front entrance offers a quiet, tucked-away space perfect for remote work or homework. Upstairs, a versatile entertainment room is enhanced by an added stairwell window, bringing in even more natural light. The centrally located laundry room adds everyday convenience. The spacious primary suite features a large walk-in closet and a 4-piece ensuite with fully tiled shower walls. Two additional bedrooms round out the upper level, offering great flexibility for families or guests. This home also includes a 9-foot foundation and a separate side entrance—opening the door to future development or potential suite possibilities (A secondary suite would be subject to approval and permitting by the

city/municipality). EV charger and solar panel rough-ins are also included, adding future-ready value. If you're looking for a home that balances thoughtful design, upgraded features, and long-term versatility—this one checks every box. Located in Calgary's desirable southeast, Rangeview is more than just a neighbourhood—it's a community built around connection, sustainability, and a shared love of food and nature. Inspired by Alberta's rich agricultural heritage, Rangeview is Calgary's first garden-to-table community. Residents are encouraged to engage in food growing and sharing through community gardens, orchards, and future culinary events. The community is designed with people in mind: walkable streets, regional pathways, green spaces, and a central gathering area called Market Square, anchored by Harvest Hall—a future hub for farmers' markets, local food festivals & community programs. You're also close to Seton and Mahogany amenities, including the world's largest YMCA, South Health Campus hospital, top-rated schools, and a wide range of shops and restaurants—offering all the urban conveniences within minutes of your doorstep.