

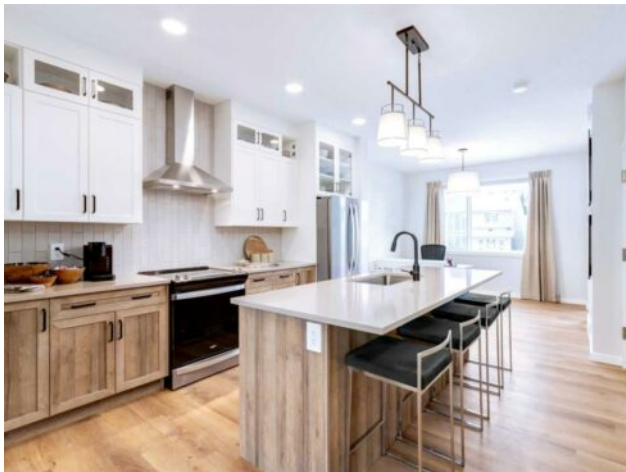


GRASSROOTS
REALTY GROUP

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

154 Bartlett Crescent SE
Calgary, Alberta

MLS # A2280464



\$549,900

Division:	Rangeview		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,429 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Outside, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Interior Lot, Rectangular Lot, Zero Lot Line		

Heating:	High Efficiency, Forced Air, Humidity Control, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s), Wired for Data		
Inclusions:	N/A		

IF YOU'RE TIRED OF WAITING, GUESSING, OR COMPROMISING, THIS IS THE PART WHERE THINGS GET SIMPLE. This finished laned home is complete, available now, and offers a proven layout that removes uncertainty from the process. At 1,429 sq ft, the plan is efficient in the ways that actually matter. The main floor is anchored by a well-resolved kitchen with a CENTRAL ISLAND and flush eating counter that keeps daily life social without sacrificing prep space. A PROPER PANTRY and thoughtful cabinet placement keep clutter in check, while the dining area is intentionally defined — not squeezed into a corner. The living room is scaled for real furniture and real evenings, not just staging photos. Front and rear outdoor spaces extend the living area in both directions, giving flexibility throughout the day. Upstairs, all THREE BEDROOMS are thoughtfully arranged with UPPER LAUNDRY exactly where it belongs. The primary bedroom is calm and well-proportioned, with a walk-in closet and ensuite that feel deliberate rather than forced. Secondary bedrooms offer genuine versatility — kids, guests, or a dedicated home office all fit comfortably without compromise. Downstairs, 9' FOUNDATION WALLS AND A BATHROOM ROUGH-IN quietly future-proof the home, keeping options open without demanding decisions today. Set within Rangeview's Section 23, this phase of the community is shaped around a GARDEN-TO-TABLE LIFESTYLE that's woven into everyday living. COMMUNITY GARDENS, edible landscapes, and SHARED GROWING SPACES are part of the plan — not as an afterthought, but as a defining feature. It's a neighbourhood designed to encourage slower routines, outdoor connection, and a more intentional relationship with food, green space, and the people around you,

all while remaining practical for daily life. If you're ready to stop planning and start living, this one is READY WHEN YOU ARE.
• PLEASE NOTE: Photos are of a finished Showhome of the same model – fit and finish may differ on finished spec home.
Interior selections and floorplans shown in photos.